**FILE NO.: VIS(2022-23)-PL637-527-886 Dated: 03/02/2023**

**CONSTRUCTION PROGRESS VERIFICATION CERTIFICATE**

**OF**

**REDEVELOPMENT/REPAIR AND MAINTENANCE OF GOODS SHED**

**SITUATED AT**

**BAREILLY CANTONMENT RAILWAY STATION, BAREILLY, UTTAR PRADESH**

**DEVELOPER**

**M/S. SHREE AADINATH TRADING COMPANY**

**(SUB-CONTRACTED TO – M/S. A.G. CONSTRUCTION COMPANY)**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, IE-PARTAPUR BRANCH, MEERUT**

***\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager***

***at le@rkassociates.org. We will appreciate your feedback in order to improve our services.***

***NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.***

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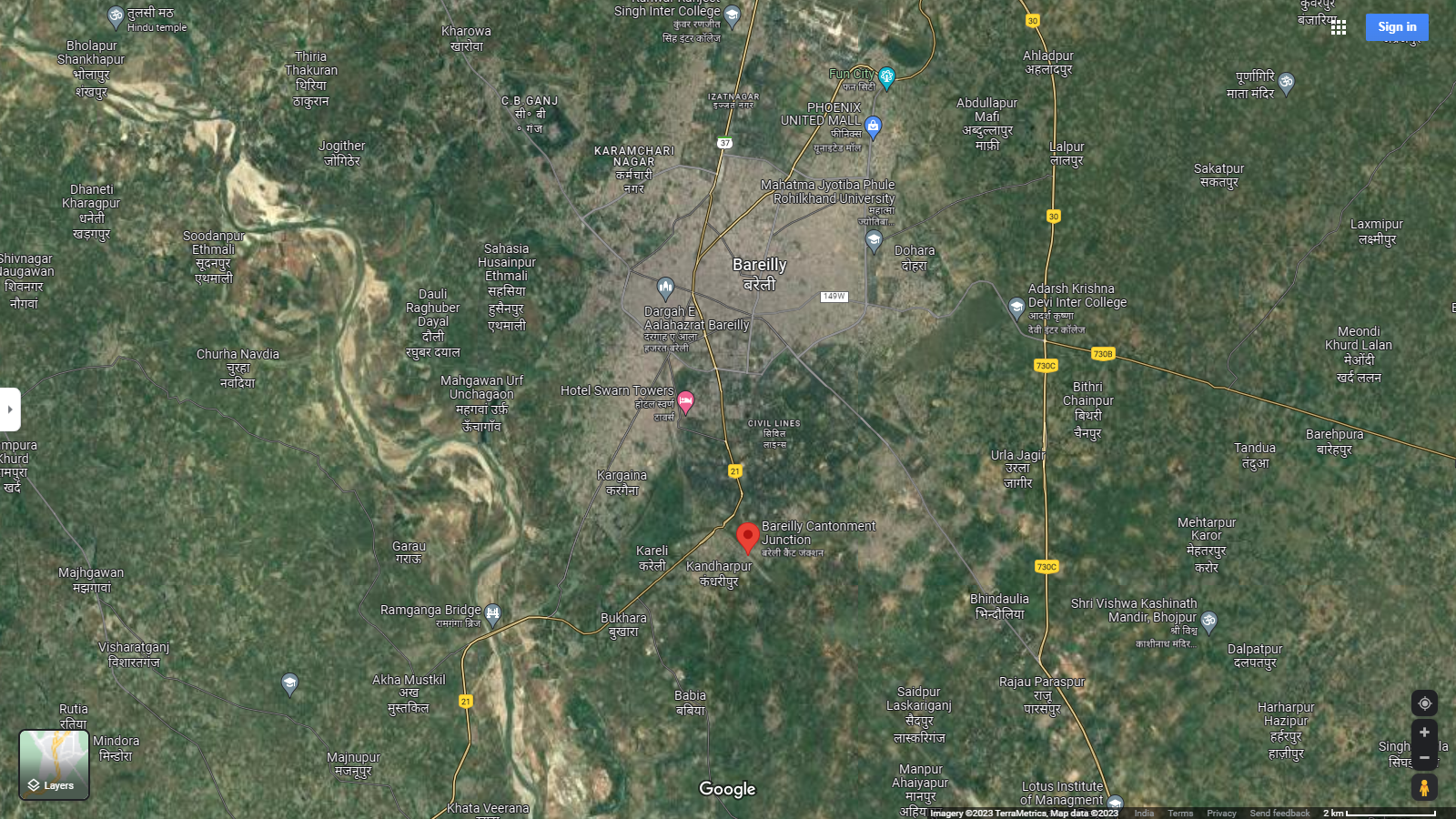
*Though adequate care has been taken while preparing this report as per its scope, but still, we can’t rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.*

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| **PART A** | **REPORT SUMMARY** |

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| **S.NO.** | **PARTICULARS** | **DESCRIPTION** |
|  | Name of the Project | Redevelopment/Repair and Maintenance of Goods Shed at Bareilly Cantt. Goods Shed |
|  | Project Location | Bareilly Cantonment Railway Station, Bareilly, Uttar Pradesh |
|  | Name of the Developer | M/s. Shree Aadinath Trading Company  (Sub-Contracted to – M/s. A.G. Construction Company) |
|  | Address and Phone Number | 181, Anand Puri, Meerut, Uttar Pradesh |
|  | Prepared for Bank | State Bank Of India, IE-Partapur Branch, Meerut |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | Via mail dated 26-12-2022 |
|  | Date of Survey | 02nd February 2023 |
|  | Date of Report | 03rd February 2023 |
|  | Purpose of the Report | Review & evaluate construction progress and Expenditure verification against BOQ provided |
|  | Scope of the work provided by the Lender | Only to comment on the following below points based on the scope of work:   * Project progress status * Expenditure verification against BOQ provided   *NOTE: This report doesn’t contain any other kind of recommendation or suggestions other than the above mentioned point.* |

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| **PART B** | **PEOJECT DESPCRIPTION** |

1. **THE PROJECT:** The subject project is the redevelopment/ repair work including maintenance for 10 years to be carried out at Goods Shed at Bareilly Cantt. Goods Shed Railway Station (BYRC) by tenderer M/s Shree Aadinath Trading Company.



*GPS Coordinates- 28°18'34.5"N 79°25'41.5"E*

1. **PROJECT OVERVIEW:** As per information provided by the bank/company, the detailed scope of work and work order breakup is tabulated below:-

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| --- | --- | --- | --- |
| **S. No.** | **Items of Redevelopment/ Repair/Maintenance** | **Estimated Cost of work**  **(In Rs.)** | **Maintenance cost for 10 Years (In Rs.)** |
| 1 | **Wharf:**  Vacuum Dewatered (VD) Flooring of the existing goods platform/wharf on the common platform for line no 7(Approx. Length = 646 mtr) and Line No. 8 (Approx. Length=716 mtr) and width is approx. 23 mtr (Approx. total area of the wharf is 716\*23=16468 sq mtr) along with drainage, along with maintenance for 10 years | 4,86,02,111 | 4,86,021 |
| 2 | **Approach road 2:**  Repair of approach road by Vacuum dewatered flooring (VDC) for length 285 and width 8 mtr and area about 285\*8= 2280 Sq Mtr from L/Xing 358/C to BRYC Good shed, along with drainage along with maintenance for 10 years. | 98,87,139 | 98,871 |
| 3 | **Pathway:**  Rail level brick soiling pathway of 1 meter width on outer sides of line no. 7 and 8 for making of GDR /post unloading/loading joint check of the rake, along with maintenance for 10 years | 21,01,640 | 42,033 |
| 4 | **Merchant room and CGS Office:**  Up-gradation of the existing Merchant Room and CGS office by doing suitable repairing and painting of the walls along with maintenance for 10 years. | 10,96,580 | 1,09,658 |
| 5 | **Canteen:**  Development of a Canteen (for tea, snacks, light refreshment, etc) by suitable modification/repair to the currently unused Generator Room located between CGS office and Merchant room including the provision of Water supply with maintenance for 10 years | 4,92,484 | 49,248 |
| 6 | **Labour shed:**  Provision of labor shed approx. of 8 mtr \* 8 m with two(2) toilets, four(4) urinals, and two(2) numbers of bathing taps and seating arrangements with maintenance for 10 years. | 11,75,797 | 23,516 |
| 7 | **Environmental works:**  Pollution Control set up and its maintenance for 10 years (NGT Guidelines) as per drawing and RB Letter No 2015/EnHM/15/01 dated 16.04.2018 and specifications, which includes, inter alia, 1-meter height RCC wall with permanently color coated trapezoidal profiled sheet fabrication for dust cleaning wall on Railway boundary, Private building side of 20 ft height and plantation (At line no.8 cess side and along approach road) along with maintenance for 10 years | 64,13,701 | 3,20,685 |
| 8 | **Electricity bill for the canteen:**  The cost of the electricity bill for the canteen for next ten years | 24,87,600 | - |
| 9 | **Electrification of merchant room, CGS office, canteen, labour shed:**  Provision of (electrification) lighting, water coolers, air coolers and fan arrangements for merchant room, CGS office, canteen, labour shed. The associated maintenance for 10 years may be included. | 11,01,040 | 97,104 |
| 10 | **Lighting works 1:**  Provision of one high mast at suitable locations of the Goods shed along with maintenance for a period of 10 years. | 7,42,936 | 74,294 |
| 11 | **CCTV cameras:**  Provision of 8 CCTV cameras at suitable locations in the goods shed with Wi-Fi connectivity for remotely viewing/monitoring through Smartphone or PC. | 2,75,253 | 1,06,702 |
| 12 | **Furniture:**  Providing suitable furniture in merchant room and CGS office: Two Covered sofa set with three seater in Rexene leather & Four Visitor Chairs | 48,120 |  |
| 13 | **Providing Computer Set for CGS Office:**  One Computer set & One Printer | 48,580 |  |
| 14 | Sanitation work at Goods shed for 10 years | 82,71,300 |  |
| **Total** | | **8,27,44,281** | **14,08,132** |
| **Grand Total** | | **8,41,52,413** | |

1. **PHYSICAL CONSTRUCTION STATUS:** We have conducted the physical site survey on 02nd February 2023 in the presence of Mr. Mustakin (Site Engineer). The work completed as per company dated 03-12-2023 and site survey in terms of physical progress (In %) is tabulated below:-

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| --- | --- | --- | --- |
| **S. No.** | **Description** | **Work Completed (In %)** | |
| **As per Company**  **dated 03-12-2022** | **As per RKA**  **dated 02-02-2022** |
| 1 | Whalf (VD Flooring) | 95% | 100% |
| 2 | Approach Road | 40% | 100% |
| 3 | Pathway | 50% | 100% |
| 4 | Merchant room and CGS Office | 90% | 100% |
| 5 | Canteen | 80% | 100% |
| 6 | Labour Shed | 80% | 100% |
| 7 | Environment Work | - | 80% |
| 8 | Electricity work for Canteen | - | 100% |
| 9 | Electrification of merchant room, CGS office, Labour Shed | 80% | 100% |
| 10 | Lighting work | 80% | 100% |
| 11 | CCTV Cameras | 50% | 100% |
| 12 | Furniture | - | 100% |
| 13 | Providing Computer Set for CGS Office | - | 100% |
| 14 | Sanitation work at goods shed | - | 100% |
| **Average Work Completed (In %)** | | **72%** | **99%** |

1. **COST AGAINST WORK COMPLETED AT SITE :** As per copy of invoice no. 4 dated 03-12-2022, sub-contractor i.e.M/s A.G. Construction Co. has raised invoice of Rs. 5.79 Cr. (Excluding GST) against the work done i.e. about 70% of total work order amount. However, as per site survey, the company has completed about 99% of the total work, only Environmental work i.e. pollution control set-up is pending. The work completed as per company dated 03-12-2023 and site survey in terms of physical progress (In terms of amount) is tabulated below:-

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **S. No.** | **Description** | **BOQ Amount**  **(In Rs.)** | **Quoted Amount**  **(In Rs.)** | **Amount of Work Completed (In Rs.)** | |
| **As per Company**  **Dated**  **03-12-2022** | **As per RKA**  **dated**  **02-02-2022** |
| 1 | Whalf (VD Flooring) | 4,86,02,111 | 5,10,32,217 | 4,84,80,606 | 4,86,02,111 |
| 2 | Approach Road | 98,87,139 | 1,03,61,496 | 41,52,598 | 98,87,139 |
| 3 | Pathway | 21,01,640 | 22,06,722 | 11,03,361 | 21,01,640 |
| 4 | Merchant room and CGS Office | 10,96,580 | 11,51,409 | 10,36,268 | 10,96,580 |
| 5 | Canteen | 4,92,484 | 5,17,108 | 4,13,687 | 4,92,484 |
| 6 | Labour Shed | 11,75,797 | 12,34,587 | 9,87,669 | 11,75,797 |
| 7 | Environment Work | 64,13,701 | 67,34,386 | - | 51,30,961 |
| 8 | Electricity work for Canteen | 24,87,600 | 26,11,980 | - | 24,87,600 |
| 9 | Electrification of merchant room, CGS office, Labour Shed | 11,01,040 | 11,56,092 | 9,24,874 | 11,01,040 |
| 10 | Lighting work | 7,42,936 | 7,42,936 | 6,28,266 | 7,42,936 |
| 11 | CCTV Cameras | 2,75,253 | 2,89,015 | 1,44,508 | 2,75,253 |
| 12 | Furniture | 48,120 | 50,526 | - | 48,120 |
| 13 | Providing Computer Set for CGS Office | 48,580 | 51,009 | - | 48,580 |
| 14 | Sanitation work at goods shed | 82,71,300 | 87,42,075 | - | - |
| **Total** | | **8,27,44,281** | **8,68,81,558** | **5,78,71,837** | **7,31,90,241** |

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| --- | --- | --- | --- | --- |
| **S. No.** | **Description** | **Amount of Work Completed (In Rs.)** | | |
| **As per Company**  **Dated**  **03-12-2022** | **As per RKA**  **dated**  **02-02-2022** | **Remark** |
| 1 | Whalf (VD Flooring) | 4,84,80,606 | 4,86,02,111 | It comprises Vacuum Dewatered flooring of existing goods platform/wharf on the common platform for line no. 7 & 8. The approx. total area of platform is about 1,77,262 sq.ft. As per our analysis company has completed 100% work @ rate of Rs. 274/- per sq.ft. which is within the range of average construction cost. |
| 2 | Approach Road | 41,52,598 | 98,87,139 | It comprises repair of approach by Vacuum Dewatered flooring (VDC) of area about 24,542 sq.ft. As per our analysis company has completed 100% work @ rate of Rs. 403/- per sq.ft. which is within the range of average construction cost. |
| 3 | Pathway | 11,03,361 | 21,01,640 | It comprises Rail level brick soiling pathway of 1 meter width on outer sides of line of line no. 7 & 8. The total area of pathway is about 14,661 sq.ft. As per our analysis company has completed 100% work @ rate of Rs. 143/- per sq.ft. which is within the range of average construction cost. |
| 4 | Merchant room and CGS Office | 10,36,268 | 10,96,580 | It comprises up-gradation of existing merchant room and CGS office by doing suitable repairing and painting of walls. Company has also installed Fans, A.C., lights, Tables, Computers in Merchant room and CGS Office etc. The total area of merchant room and CGS room along with store room & toilets, is about 1,072 sq. ft. As per our analysis company has completed 100% development work @ rate of Rs. 1,023/- per sq.ft. which is within the range of average construction cost. |
| 5 | Canteen | 4,13,687 | 4,92,484 | It comprises development of a canteen by suitable modification/repair to the currently unused generator room. The company has installed chairs, table, fan, sink, washroom etc. The total area of canteen is about 302 sq.ft. As per our analysis company has completed 100% development work @ rate of Rs. 1,631/- per sq.ft. which is within the range of average construction cost. |
| 6 | Labour Shed | 9,87,669 | 11,75,797 | It comprises construction of labour shed of area about 689 sq.ft. with height of 9 ft. The company has installed plastic chairs, light, fan, dustbin and toilet cubical etc. As per our analysis company has completed 100% development work @ rate of Rs. 1,707/- per sq.ft. which is within the range of average construction cost. |
| 7 | Environment Work | - | 51,30,961 | It comprises pollution control set-up by construction of 1 meter height RCC wall and 20ft high colour coated sheet. construction of labour shed of area about 689 sq.ft. with height of 9 ft. As per our analysis company has completed about 80% of total work. |
| 8 | Electricity work for Canteen | - | 24,87,600 | It comprises electricity work of canteen which includes wiring, lighting, fans etc. As per our analysis company has completed 100% work. |
| 9 | Electrification of merchant room, CGS office, Labour Shed | 9,24,874 | 11,01,040 | It comprises electricity work of canteen, CGS office, merchant room, labour shed which includes wiring, lighting, fans, water cooler, air cooler etc. As per our analysis company has completed 100% work. |
| 10 | Lighting work | 6,28,266 | 7,42,936 | It comprises electricity work of canteen, CGS office, merchant room, labour shed which includes wiring, lighting, fans, water cooler, air cooler etc. As per our analysis company has completed 100% work. |
| 11 | CCTV Cameras | 1,44,508 | 2,75,253 | It comprises provision of 8 CCTV cameras at suitable locations in the goodshed with wifi connectivity for remotely viewing/monitoring through smartphone or PC. As per our analysis company has completed 100% work and installed 8 nos. of CCTV cameras. |
| 12 | Furniture | - | 48,120 | It comprises provision of 8 CCTV cameras at suitable locations in the goodshed with wifi connectivity for remotely viewing/monitoring through smartphone or PC. As per our analysis company has completed 100% work and installed 8 nos. of CCTV cameras. |
| 13 | Providing Computer Set for CGS Office | - | 48,580 | Providing 1 computer set and one printer both of the items have been installed at CGS office. |
| 14 | Sanitation work at goods shed | - | - | It comprises sanitation work at goods shed for 10 years. Since it is futuristic work. Thus, not considered in physical progress. |
| **Total** | | **5,78,71,837** | **7,31,90,241** |  |

* We have vetted the cost incurred in the project against the BOQ provided, confirm that the company has already incurred the amount of Rs. 5,78,71,837/- (against the progress of the work at site) as mentioned in the copy of invoice dated 03-12-2022, against the total amount of Rs. 8,27,44,281/- to be incurred.
* As per observation made and information received during the site survey, the physical progress of the project is about 99% completed.

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| **PART C** | **DISCLAIMER** |

* + - 1. We have been provided with detailed BOQ annexures which is assumed that the amount mentioned in the annexures is fair & reasonable as it is verified by the Authorities of Indian Railways and the same is accepted by the contractors.
      2. Here we are certifying only the physical progress of the work at site against BOQ and Invoice submitted by the sub-contractor.
      3. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
      4. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
      5. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno-financial feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
      6. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
      7. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it’s specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
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      11. Though adequate care has been taken while preparing this report as per its scope, but still we can’t rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
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| **PREPARED BY** | **REVIEWED BY** |
|  |  |
| **Abhinav Chaturvedi** | **Rajani Gupta** |
| **Date: 03rd February 2023** | **Date: 03rd February 2023** |

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| **PART D** | **PHOTOGRAPHS** |

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| Z:\In Progress Files\Abhinav Chaturvedi\VIS(2022-23)-PL637-527-886 - Shree Aadinath Trading Company\Photo\Wharf\WhatsApp Image 2023-02-02 at 16.00.14 (2).jpeg | Z:\In Progress Files\Abhinav Chaturvedi\VIS(2022-23)-PL637-527-886 - Shree Aadinath Trading Company\Photo\Wharf\WhatsApp Image 2023-02-02 at 16.00.14 (1).jpeg |
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