**File No.: VIS(2022-23)-PL665-556-930 Dated: 07/02/2023**

**CONSTRUCTION PROGRESS REPORT**

**OF**

**GROUP HOUSING SOCIETY**

**“DEVELOPED BY M/S GUPTA DEVELOERS”**

**SITUATED AT**

**PART OF KHASRA NO. 21/1 M. & 33/1 M, VILLAGE MALAKPUR LATIFPUR, (UNDER NAGAR NIGAM LIMITS) ROORKEE, PARGANA AND TEHSIL ROORKEE, DISTRICT HARIDWAR, UTTARAKHAND.**

**PROMOTER/S**

**SHRI. NIRAJ KUMAR GUPTA S/O SHRI GYAN PRAKASH GUPTA & SHRI SUDHEER KUMAR AGGARWAL S/O SHRI AMARNATH AGGARWAL.**

**REPORT PREPARED FOR**

**SBI, SME BRANCH, ROORKEE, DISTRICT HARIDWAR**

***\*\*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.***

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

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| **S.NO.** | **PARTICULARS** | **DESCRIPTION** |
|  | Name of the Project | Group Housing Society developed by M/s Gupta Developer. |
|  | Project Location | Part Of Khasra No. 21/1 M. & 33/1 M, Village Malakpur Latifpur, (Under Nagar Nigam Limits) Roorkee, Pargana And Tehsil Roorkee, District Haridwar, Uttarakhand. |
|  | Name of the Promoter’s | Shri. Niraj Kumar Gupta S/O Shri Gyan Prakash Gupta & Shri Sudheer Kumar Aggarwal S/O Shri Amarnath Aggarwal. |
|  | Address and Phone Number | Situated at 1279/1-44 Civil Line Roorkee Pargana and Tehsil Roorkee District Haridwar. |
|  | Prepared for Bank | SBI, SME Branch, Roorkee, District Haridwar. |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | Via email dated 21-02-2023 |
|  | Date of Survey | 21st February 2023 |
|  | Date of Report | 07th March 2023 |
|  | Purpose of the Report | Construction Progress Report. |
|  | Scope of the work provided by the Lender | Only to comment on the following below points based on the scope of work:   * Construction Progress Report   *NOTE: This report doesn’t contains any other kind of recommendation or suggestions other than the above mentioned point.* |

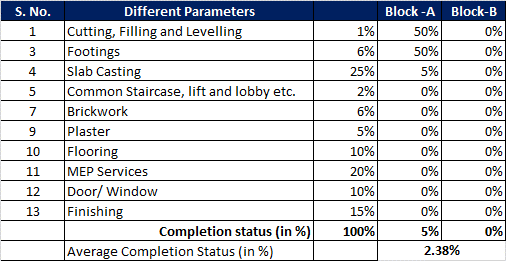
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| **PART B** | **INTRODUCTION** |

1. **THE PROJECT:** M/s Gupta Developer has proposed to develop Group Housing Society named ‘The Oasis ’ comprising of high rise apartments having total 2 Blocks namely Block ‘A’ and Block ‘B’ as per the sanctioned building plan reference number 2482 dated 24/01/2020. Company is developing both the towers together with each tower having Basement + Stilt Floor + 8 Floors on total 0.9 acres (4,000 sq. mtr.) of Part Of Khasra No. 21/1 M. & 33/1 M, Village Malakpur Latifpur, (Under Nagar Nigam Limits) Roorkee, Pargana And Tehsil Roorkee, District Haridwar, Uttarakhand. The proposed society is distributed with different types of units, viz. 3 BHK and 4 BHK ultra luxurious apartments as per information available on web.
2. **PROJECT OVERVIEW:**  **:** M/s Gupta Developer developing a Group Housing Project named ‘The Oasis’ accommodating apartment space having total covered area admeasuring 11,468.858 sq.mtr spread over a land area measuring 4,000 sq. mtr. at Part Of Khasra No. 21/1 M. & 33/1 M, Village Malakpur Latifpur, (Under Nagar Nigam Limits) Roorkee, Pargana And Tehsil Roorkee, District Haridwa, Uttarakhand.

As per the MDDA approved building Plan dated 22/01/2020, this Project envisage to construct total 80 units in 2 Blocks namely Block ‘A’ and Block ‘B’ in different categories viz., 3 BHK and 4 BHK apartment and total constructed area from basement to 8th Floor = 11,468.858 sq. mtr. (1, 23,449.76 sq. ft).

As per the sanctioned site plan provided by bank/client, the total permissible & proposed FAR area is 7,200 sq.mtr and 7158.479 respectively.

1. **PHYSICAL CONSTRUCTION STATUS:** As per the observations made during the site visit, tabulated below is the status of physical construction:



**Observations and Remarks:**

**BLOCK – A**

* Slab Work: Only basement slab work has been completed having covered area app.1144 sq.mtr.and on stilt floor column/pillar work has been started.
* Block work/ brick work is not started yet.
* MEP Services: It is not started yet.
* Plastering: It is not started yet.
* Electrical works: It is not started yet.

Electrical wiring: It is not started yet.

* Flooring: It is not started yet.
* Railings: It is not started yet.
* Door/ window: It is not started yet.
* Finishing works: It is not started yet.

**BLOCK – B**

* Construction of Block B has not been started yet.

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the two Blocks A and B is approx. 3% complete of the total project.

1. **COST INCURRED IN THE CONSTRUCTION OF BUILDING:** As per the CA Certificate dated 03-03-2022 by Singh Amit and Associates having FRN No: 019157C, the company has incurred an amount of Rs. 515.05 Lakhs approximately in the construction of the building. Tabulated below is the cost break-up as per the provided CA Certificate:
2. **OBSERVATIONS, REMARKS AND CONCLUSION BY RKA**

* Out of the complete expenditure shown by CA, we have estimated only the core construction cost as per current status.
* It is assumed that the average present construction cost of such type of towers is approx. Rs. 2,000/- per sq. ft. along with finishing. However, as per site survey the present construction progress of the project is on initial stage.
* As per our assessment approx. ~3% of the construction out of the total and 1,144 sq. mtr. of built-up area has been completed.
* This assessment is only limited to the construction done at site and not to the advances paid and material lying on the site.
* Therefore, the estimated cost incurred for the construction of these towers as per the present status of work has been tabulated below:

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| **S. No.** | **Particulars** | **Figure** | **UOM** |
| 1 | Built-up area | 12,313 | sq. ft. |
| 2 | Construction Rate adopted | 1650 | Rs. Per sq. ft. |
| 3 | % Completion (as estimated by us) | ~3 | % |
| 4 | Estimated Cost incurred as per RKA | ~203.16 | Rs lakhs |
| 5 | Actual cost incurred as per CA certificate | ~515.05 | Rs. Lakhs |

\**Difference between cost incurred estimated by us and as mentioned in the CA Certificate is ~61% which is not fine as per the industrial trend.*

* As shown in the above table, as per the CA certificate, the estimated rate at which the cost of construction is assessed comes out to be ~Rs. 4,182/- per sq. ft. which appears not to be reasonable. The status of the work on site where construction is on initial stages only.

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

* + - 1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
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| **PREPARED BY** | **REVIEWED BY** |
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| **Rahul Gupta**  **(Sr. Engineer Valuation)** | **Mrs. Ashish Sawe** |
| **Date: 04th March 2023** | **Date: 04th March 2023** |

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

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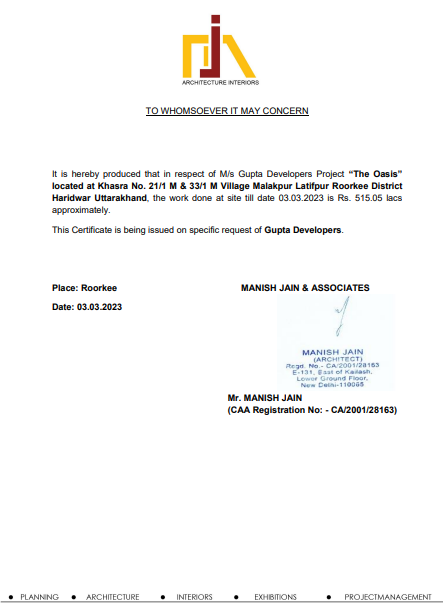
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**CA Certificate:**

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**Architect Certificate:**

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