

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

REPORT PREPARED FOR
SBI, SME BRANCH, ROORKEE, DISTRICT HARIDWAR

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PART A

REPORT SUMMARY

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	Group Housing Society developed by M/s Gupta Developer.
2.	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.
3.	Name of the Promoter's	Shri. Niraj Kumar Gupta S/O Shri Gyan Prakash Gupta
4.	Address and Phone Number	Situated at 1279/1-44 Civil Line Roorkee Pargana and Tehsil Roorkee District Haridwar.
5.	Prepared for Bank	SBI, SME Branch, Roorkee, District Haridwar.
6.	Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7.	Work Order Details	Via email dated 21-02-2023
8.	Date of Survey	21 st February 2023
9.	Date of Report	07 th March 2023
10.	Purpose of the Report	Construction Progress Report.
11.	Scope of the work provided by the Lender	<p>Only to comment on the following below points based on the scope of work:</p> <ul style="list-style-type: none"> Construction Progress Report <p><i>NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.</i></p>



PART B

INTRODUCTION

1. THE PROJECT: M/s Gupta Developer are developing Group Housing Society named 'The Oasis' comprising of high rise apartments having total 2 Blocks namely Block '1' and Block '2' as per the sanctioned building plan reference number 2482 dated 24/01/2020. Company is developing the project on total 0.9 acres/4,000 sq. mtr. Project comprises of Block 1 and Block 2, both the blocks together with each block having Basement + Stilt Floor + 8 Floors at 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 a residential project with different types of units, viz. 3 BHK and 4 BHK ultra luxurious apartments as per information available on public domain.

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 24/01/2020, this Project envisage to construct total 80 units in 2 Blocks namely Block '1' and Block '2' in different categories viz., 3 BHK and 4 BHK apartment and total constructed area from basement to 8th Floor totalling to 11,468.858 sq. mtr. or 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 sq.mtr respectively.

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

S. No.	Different Parameters		Block -1	Block -2	Construction Achieved
1	Cutting, Filling and Levelling	1%	55%	0%	0.55%
3	Footings	8%	55%	0%	4.36%
4	Slab Casting	28%	2%	0%	0.50%
5	Common Staircase, lift and lobby etc.	6%	0%	0%	0%
7	Brickwork	8%	0%	0%	0%
9	Plaster	8%	0%	0%	0%
10	Flooring	8%	0%	0%	0%
11	MEP Services	10%	0%	0%	0%
12	Door/ Window	10%	0%	0%	0%
13	Finishing	13%	0%	0%	0%
	Completion status (in %)	100%			5.41%

Rahul



Observations and Remarks:

BLOCK – 1

- Excavation Work and Levelling work has been completed.
- Raft foundation of this Block has been completed and column erected above ground level.
- Slab Work: Only basement slab work has been completed having covered area app.1144 sq.mtr.and .
- 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 – 2

- Construction of Block 2 has not been started yet.

Therefore, as per the observations made during the site visit, it is observed that the physical progress of the two Blocks 1 and 2 is approx. 5.41% of the total project.

4. 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.

5. OBSERVATIONS, REMARKS AND CONCLUSION

- 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. ~5.41% 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	Total Proposed Construction area	1,23,449	sq. ft.
2	As on date Constructed area	12,313	sq. ft.
3	Construction cost adopted as on date	1650	Rs. Per sq. ft.
4	% Completion (as estimated by us)	~5.41	%
5	Estimated Cost incurred as per RKA	~203.16	Rs lakhs
6	Actual cost incurred as per CA certificate (Inclusive of Investment and cost of work done)	~515.05	Rs. Lakhs

Note:

- Our assessment is based on physical inspection of project site only. No structural audit has been done on the site.
- The bank has provided us the invoices of material purchase but no quantity surveying has been done. Further no BOQ was provided.



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PART C

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. 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.
3. 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.
4. 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.
5. 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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The block contains a handwritten signature in blue ink and a circular purple stamp. The stamp contains the text 'R.K. Associates' and 'Valuers & Techno Engineering Consultants (P) Ltd.' around a central emblem.

PREPARED BY	REVIEWED BY
	
Rahul Gupta (Sr. Engineer Valuation)	Mr. Ashish Sawe
Date: 07th March 2023	Date: 07th March 2023

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PART D

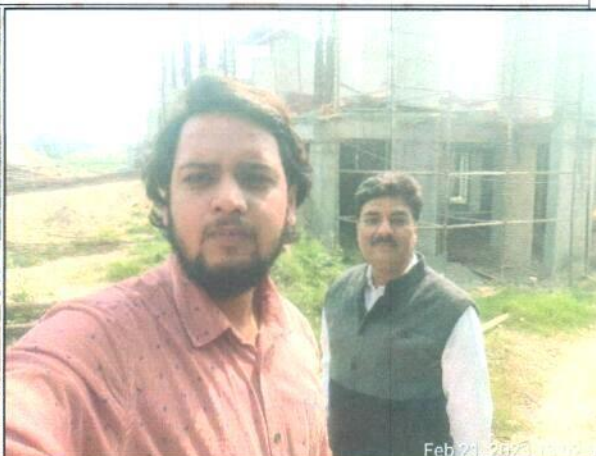
PHOTOGRAPHS



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Construction Progress Report
Developed by M/s Gupta Developer.



Rohit



CA Certificate:


SINGH AMIT & ASSOCIATES
CA AMIT SINGH FCA, LL.B., GOLD MEDALIST ICAI
CHARTERED ACCOUNTANTS / COMPANY SECRETARIES / ADVOCATES

TO WHOMSOEVER IT MAY CONCERN

It is hereby produced that in respect of M/s Gupta Developers Project "The Oasis" located at Khasra No. 21/1 M & 33/1 M Village Malakpur Latifpur Roorkee District Haridwar Uttarakhand, the value of Investment at the site on the basis of documents produced & Site architect work done certificate dated 03.03.2023 is Rs. 515.05 lacs approximately.

This certificate is being issued on specific request of Gupta Developers.

This Certificate shall be read along with the Architect Work Completion Certificate of Mr Manish Jain.

Place: ROORKEE
Date: 03.03.2022

For Singh Amit & Associates

CA Amit Singh
(Partner)
FRN: 019157C
(M.No 425374)




Architect Certificate:



TO WHOMSOEVER IT MAY CONCERN

It is hereby produced that in respect of M/s Gupta Developers Project "The Oasis" located at Khasra No. 21/1 M & 33/1 M Village Malakpur Latifpur Roorkee District Haridwar Uttarakhand, the work done at site till date 03.03.2023 is Rs. 515.05 lacs approximately.

This Certificate is being issued on specific request of **Gupta Developers**.

Place: Roorkee

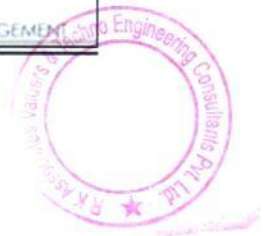
MANISH JAIN & ASSOCIATES

Date: 03.03.2023

MANISH JAIN
(ARCHITECT)
Regd. No. - CA/2001/28163
E-131, East of Khasra,
Lower Ground Floor,
New Delhi-110045

Mr. MANISH JAIN
(CAA Registration No: - CA/2001/28163)

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