**File No.: VIS(2022-23)-PL731-617-1005 Dated: 12/04/2023**

**CONSTRUCTION PROGRESS REPORT**

**OF**

**M/S VARHAMURTI FLEXIRUB INDUSTRIES PRIVATE LIMITED.**

**SITUATED AT**

**REVENUE SURVEY NO-26/1, 30 VILLAGE UJETI, TALUKA HALOL, DISTRICT PANCHMAHAL GUJARAT.**

**OWNER’S**

**M/S VARHAMURTI FLEXIRUB INDUSTRIES PRIVATE LIMITED.**

**REPORT PREPARED FOR**

**SBI, SME BRANCH, RANIPUR, 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 | M/s Varhamurti Flexirub Industries Pvt Ltd. |
|  | Project Location | Revenue Survey No-26/1, 30 Village Ujeti, Taluka Halol, District Panchmahal Gujarat. |
|  | Name of the Promoter’s/Owner’s | M/s Varhamurti Flexirub Industries Pvt Ltd. |
|  | Address and Phone Number | Reg. Office: 6715/10 1st Floor, Pyarelal Road, Karol Bagh, New Delhi-110005. |
|  | Prepared for Bank | SBI, SME Branch, Ranipur, District Haridwar. |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | Via email dated 28-02-2023 |
|  | Date of Survey | 21st February 2023 |
|  | Date of Report | 26th 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 Varhamurti Flexirub industries Pvt Ltd. going to setup a new unit for manufacturing of Steel spring of different types including Foam and Rebounded Mattresse along with Bed stead, Quilts pillows, Bed Sheets, Protectors etc, with an installed capacity of 72000 pcs of Mattresses and 50,000 pcs of pillows per annum on single shift basis situated at Revenue Survey No-26/1, 30 Village Ujeti, Taluka Halol, District Panchmahal, Gujarat.
2. **PROJECT OVERVIEW:**  **:** M/s Varhamurti Flexurub Industries Pvt Ltd is constructing the manufacturing plant on total land area is 26290 sq. mtr and net plot area 26104.59 sq.mtr as per the sanctioned key plan provided to us. The Plant building comprises of Factory building 1, Factory building 2, Factory building 3, Factory building 4, Office Building, Security cabin. As per the sanctioned key site plan provided by bank/client, the total permissible & proposed FAR area is 26290 sq.mtr and 12042.58 sq.mtr respectively.
3. **PHYSICAL CONSTRUCTION STATUS:** As per the observations made during the site visit, tabulated below is the status of physical construction:
4. **FACTORY BUILDING 1**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Different Parameters** |  | **Factory Building 1** | **Construction Achieved** |
| 1 | Cutting, Filling and Levelling | 5% | 100% | 5.00% |
| 2 | Footings | 10% | 100% | 10.00% |
| 3 | Shed Work | 50% | 80% | 40.00% |
| 4 | Brickwork | 5% | 80% | 4.00% |
| 5 | Plaster | 3% | 40% | 1.20% |
| 6 | Flooring | 12% | 70% | 8.40% |
| 7 | MEP Services | 10% | 0% | 0.00% |
| 8 | Door/ Window | 5% | 0% | 0.00% |
| 9 | **Completion status (in %)** | **100%** |  | **68.60%** |

1. **SECURITY CABIN**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Different Parameters** |  | **Security Cabin** | **Construction Achieved** |
| 1 | Cutting, Filling and Levelling | 2% | 100% | 2.00% |
| 2 | Footings | 8% | 100% | 8.00% |
| 3 | Slab Casting | 32% | 100% | 32.00% |
| 4 | Brickwork | 10% | 100% | 10.0% |
| 5 | Plaster | 10% | 0% | 0.0% |
| 6 | Flooring | 8% | 0% | 0.0% |
| 7 | MEP Services | 10% | 0% | 0.0% |
| 8 | Door/ Window | 10% | 0% | 0.0% |
| 9 | Finishing | 10% | 0% | 0.0% |
|  | **Completion status (in %)** | **100%** |  | **52.00%** |

1. **FACTORY BUILDING 2**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Different Parameters** |  | **Factory Building** | **Construction Achieved** |
| 1 | Cutting, Filling and Levelling | 5% | 0% | 0.00% |
| 2 | Footings | 10% | 0% | 0.00% |
| 3 | Slab Casting/Shed Work | 50% | 0% | 0.00% |
| 4 | Brickwork | 5% | 0% | 0.00% |
| 5 | Plaster | 3% | 0% | 0.00% |
| 6 | Flooring | 12% | 0% | 0.00% |
| 7 | MEP Services | 10% | 0% | 0.00% |
| 8 | Door/ Window | 5% | 0% | 0.00% |
| 9 | **Completion status (in %)** | **100%** |  | **0.00%** |

1. **FACTORY BUILDING 3**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Different Parameters** |  | **Factory Building** | **Construction Achieved** |
| 1 | Cutting, Filling and Levelling | 5% | 0% | 0.00% |
| 2 | Footings | 10% | 0% | 0.00% |
| 3 | Slab Casting/Shed Work | 50% | 0% | 0.00% |
| 4 | Brickwork | 5% | 0% | 0.00% |
| 5 | Plaster | 3% | 0% | 0.00% |
| 6 | Flooring | 12% | 0% | 0.00% |
| 7 | MEP Services | 10% | 0% | 0.00% |
| 8 | Door/ Window | 5% | 0% | 0.00% |
| 9 | **Completion status (in %)** | **100%** |  | **0.00%** |

1. **FACTORY BUILDING 4**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Different Parameters** |  | **Factory Building** | **Construction Achieved** |
| 1 | Cutting, Filling and Levelling | 5% | 0% | 0.00% |
| 2 | Footings | 10% | 0% | 0.00% |
| 3 | Slab Casting/Shed Work | 50% | 0% | 0.00% |
| 4 | Brickwork | 5% | 0% | 0.00% |
| 5 | Plaster | 3% | 0% | 0.00% |
| 6 | Flooring | 12% | 0% | 0.00% |
| 7 | MEP Services | 10% | 0% | 0.00% |
| 8 | Door/ Window | 5% | 0% | 0.00% |
| 9 | **Completion status (in %)** | **100%** |  | **0.00%** |

1. **OFFICE BUILDING**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Different Parameters** |  | **Security Cabin** | **Construction Achieved** |
| 1 | Cutting, Filling and Levelling | 2% | 0% | 0.00% |
| 2 | Footings | 8% | 0% | 0.00% |
| 3 | Slab Casting | 32% | 0% | 0.00% |
| 4 | Brickwork | 10% | 0% | 0.0% |
| 5 | Plaster | 10% | 0% | 0.0% |
| 6 | Flooring | 8% | 0% | 0.0% |
| 7 | MEP Services | 10% | 0% | 0.0% |
| 8 | Door/ Window | 10% | 0% | 0.0% |
| 9 | Finishing | 10% | 0% | 0.0% |
|  | **Completion status (in %)** | **100%** |  | **0.00%** |

**Observations and Remarks:**

**FACTORY BUILDING – 1:**

* Excavation work and levelling work has been completed.
* Column foundation has been completed and column erected above ground level.
* Shed Work: 80% of the total shed work has been completed. .
* Brick work has been completed and plaster work is under progress.
* MEP Services: 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.
* Door/ window: It is not completed yet.

**SECURITY CABIN BUILDING:**

* Excavation Work and Levelling work has been completed
* Column foundation has been completed and column erected above ground level.
* RCC: Slab casting work has been completed.
* Brick work has been completed and plaster work is not started yet.

**FACTORY BUILDING – 2:**

* Construction of Factory building- 2 has not been started yet.

**FACTORY BUILDING – 3:**

* Construction of Factory building- 3 has not been started yet.

**FACTORY BUILDING – 4:**

* Construction of Factory building- 4 has not been started yet.

**OFFICE BUILDING:**

* Construction of Office building- 2 has not been started yet.

1. **COST INCURRED IN THE CONSTRUCTION OF BUILDING**: We have not been provided the CA certificate however as per the invoices provided to us, the company has incurred an amount of Rs. 396.92 Lakhs approximately in the construction of the building.
2. **OBSERVATIONS, REMARKS AND CONCLUSION**

* It is assumed that the average present construction cost of shed roofing structure is approx. Rs. 1000/- per sq. ft. & ~ Rs.1200 for RCC roofing. However, as per site survey the present construction progress of the project is on mid stage.
* As per our assessment approx. ~34% of the construction of the built-up area work has been completed. The constructed built-up area is 4185 sq. mtr. and total built up area of the project is 12042 sq.mtr
* 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 structures 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 | 12042.58 | sq. mtr |
| 2 | As on date Constructed area | 4185 | sq. mtr |
| 3 | Construction cost adopted as on date for RCC | 1200 | Rs. Per sq. ft. |
| 4 | Construction cost adopted as on date for shed | 1000 | Rs. Per sq. ft. |
| 6 | Estimated Cost on structure Construction | 450.66 | Rs lakhs |
| 7 | Estimated Cost on Road Construction, boundary and other development work. | 17.58 | Rs lakhs |
| 8 | Estimated Cost incurred as per RKA | ~468.24 | Rs lakhs |
| 9 | Actual cost incurred as per invoices provided.  *(Inclusive of Investment and cost of work done)* | ~396.92 | 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/Client has provided us the invoices of material purchase but no quantity surveying has been done. Further no BOQ was provided.
* We have not been provided the CA certificate.

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

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| **PREPARED BY** | **REVIEWED BY** |
|  |  |
| **Rahul Gupta**  **(Sr. Engineer Valuation)** | **Mr. Ashish Sawe** |
| **Date: 12th April 2023** | **Date: 12th April 2023** |
|  |  |

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

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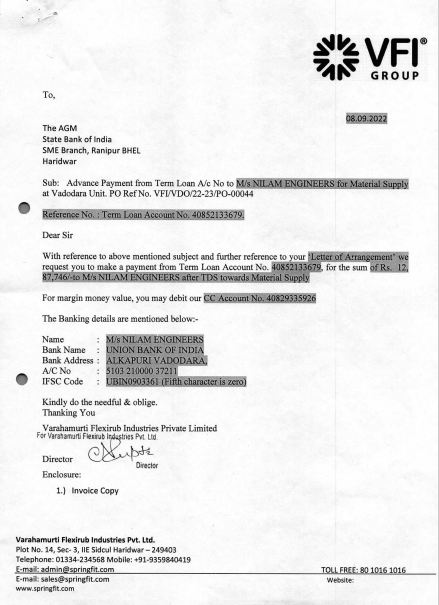
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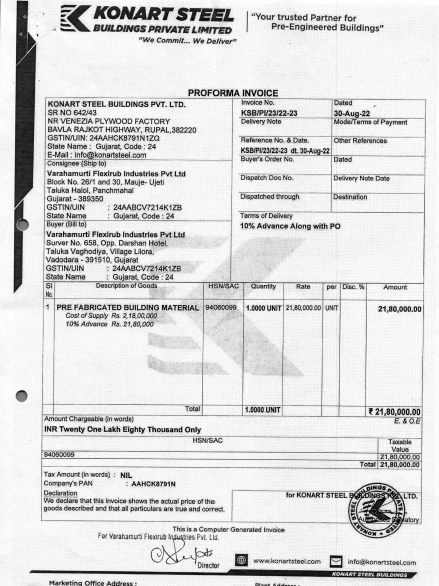
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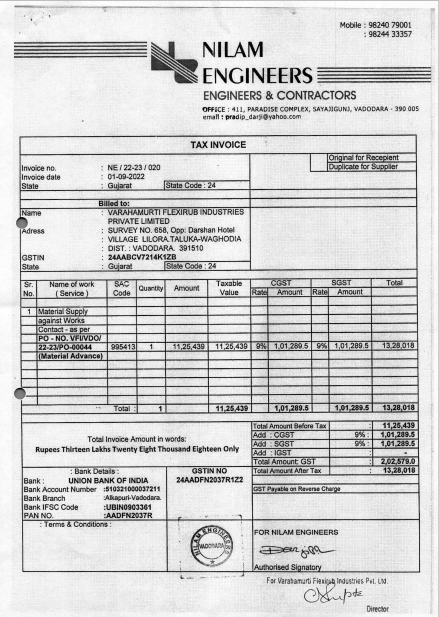
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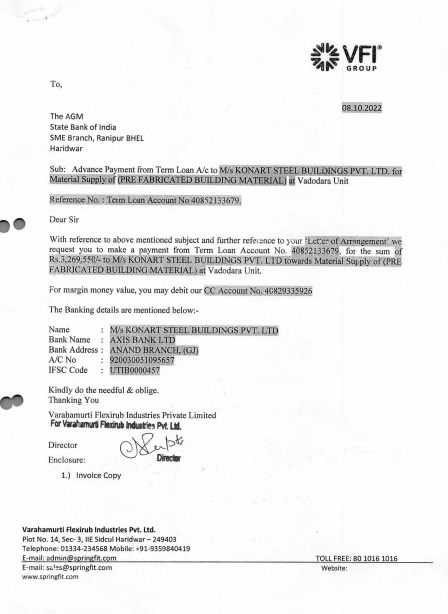
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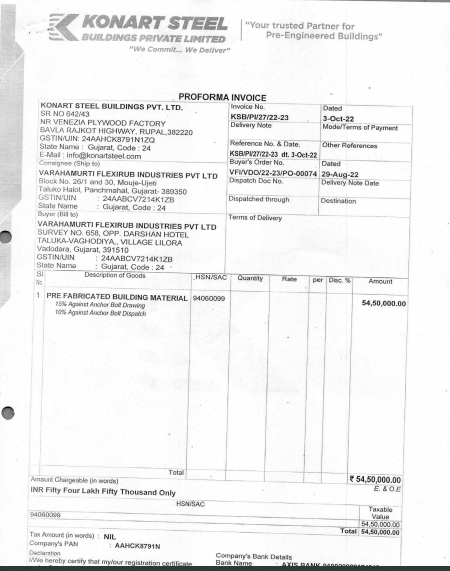
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|  |  | **INVOICE DETAILS** |  |
|  |  |  |  |
| **S.no** | **Date of Invoice** | **Supplier** | **Amount in INR** |
| 1 | 08-09-2022 | Nilam Engg | 12,87,746 |
| 2 | 30-08-2022 | Konart Steel | 21,80,000 |
| 3 | 08-09-2022 | Anupan Steel | 18,880 |
| 4 | 01-09-2022 | Nilam Engg | 13,28,018 |
| 5 | 08-10-2022 | Konart Steel | 32,69,550 |
| 6 | 03-10-2022 | Konart Steel | 54,50,000 |
| 7 | 08-10-2022 | Nilam Engg | 2,45,330 |
| 8 | 17-10-2022 | Nilam Engg | 12,12,964 |
| 9 | 14-11-2022 | Mohan Engg | 1,00,000 |
| 10 | 03-08-2022 | Mohan Engg | 4,15,360 |
| 11 | 08-12-2022 | Konart Steel | 32,70,000 |
| 12 | 29-11-2022 | Nilam Engg | 1,84,219 |
| 13 | 29-11-2022 | Konart Steel | 68,06,523 |
| 14 | 06-01-2023 | Anupam Sale Service | 18,880 |
| 15 | 27-01-2023 | Nilam Engg | 3,61,483 |
| 16 | 06-02-2023 | Konart Steel | 10,54,379 |
| 17 | 06-02-2023 | Konart Steel | 3,48,000 |
| 18 | 06-02-2023 | Konart Steel | 20,98,684 |
| 19 | 10-02-2023 | Nilam Engg | 2,39,341 |
| 20 | 20-02-2023 | A.S Enterprises | 6,00,000 |
| 21 | 23-02-2023 | Nilam Engg | 2,59,341 |
| 22 | 09-03-2023 | Nilam Engg | 24,97,752 |
| 23 | 22-02-2023 | Nilam Engg | 64,45,830 |
|  |  | **Total** | **3,96,92,280** |

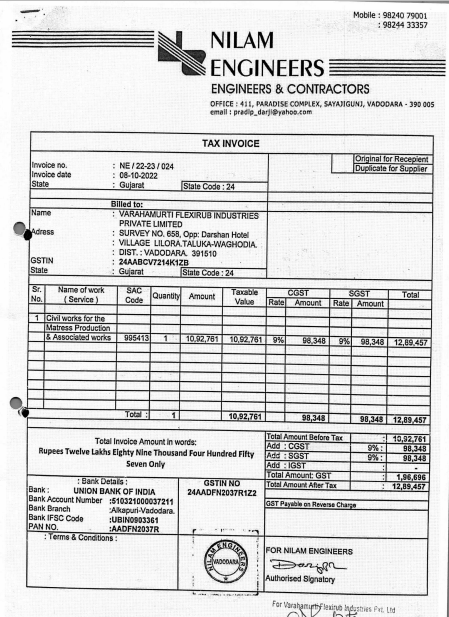
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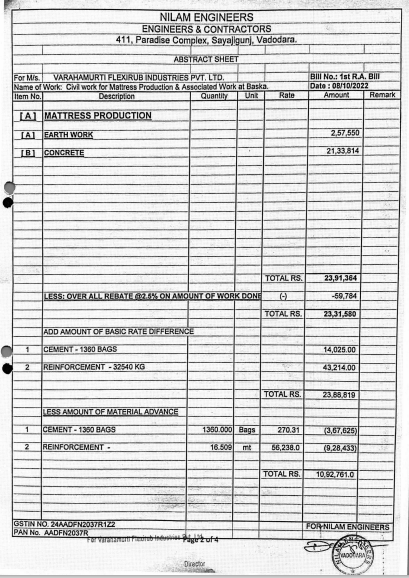
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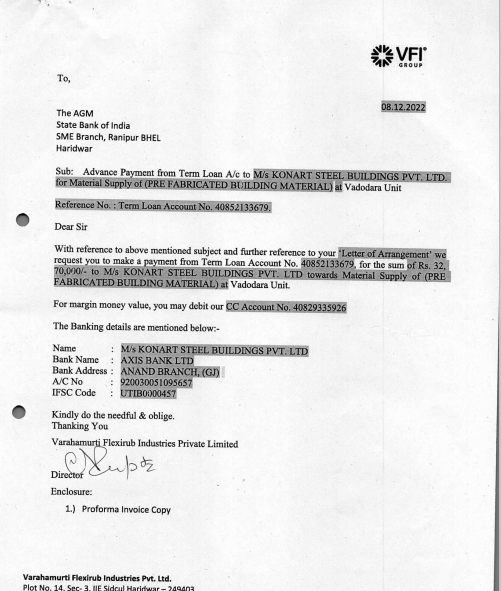
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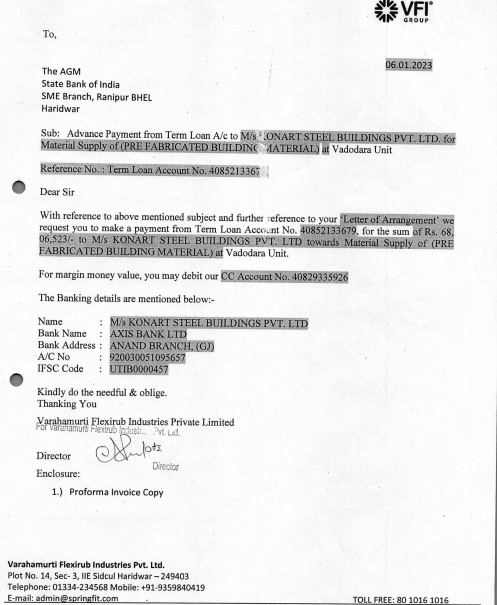
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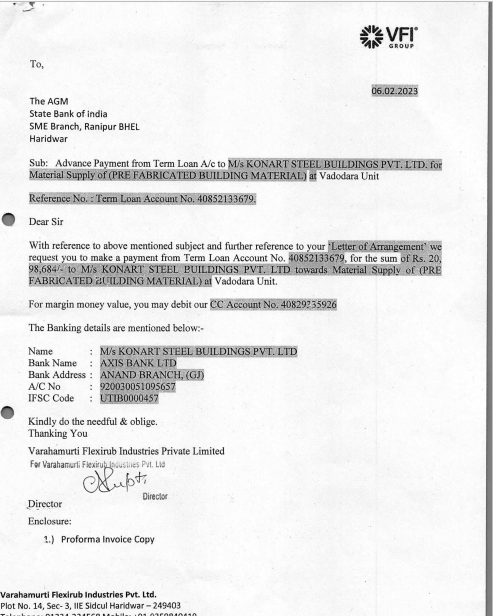
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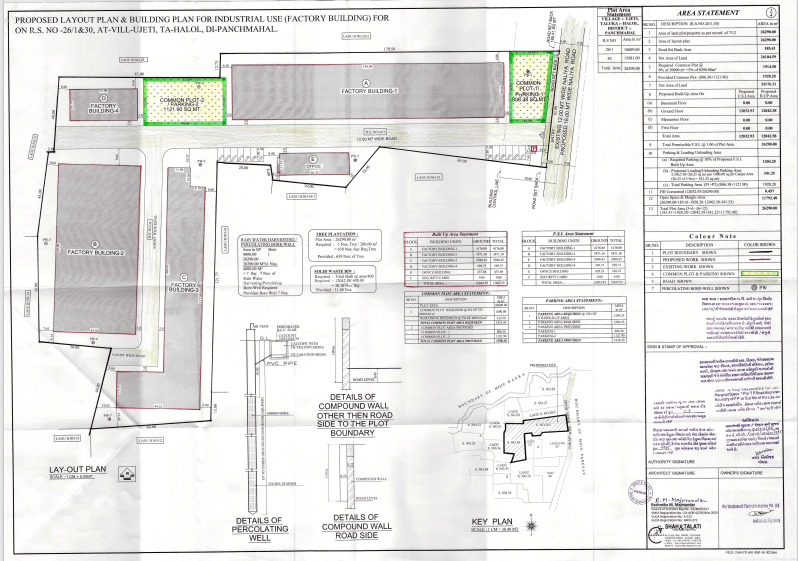
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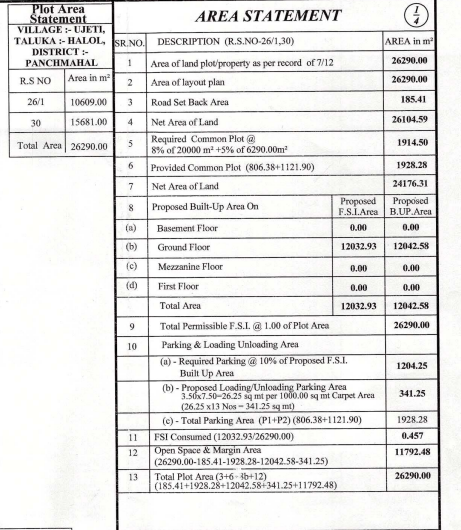
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**Building Plan**

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