**FILE NO.: VIS(2023-24)-PL030-026-026 Dated: 02/05/2023**

**PHYSICAL CONSTRUCTION PROGRESS CERTIFICATE**

**OF**

**M/S. BASTI CARE HOSPITAL PRIVATE LIMITED**

**SITUATED AT**

**PART OF KHASRA NO. 11, VILLAGE HARDIYA BUJURG, DISTRICT BASTI, UTTAR PRADESH**

**REPORT PREPARED FOR**

**IFCI VENTURE CAPITAL FUNDS LIMITED**

***\*\*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 | Basti Care Hospital & Eye Centre |
|  | Project Location | Part Of Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttar Pradesh |
|  | Land Owners | Mrs. Ramrati w/o Mr. Ramkeval  (As per the copy of documents provided to us) |
|  | Prepared for Bank | IFCI Venture Capital Funds Limited |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | IFCI Venture / VCF-SC/ 2023-24 dated 13.04.2023 |
|  | Date of Survey | 25.04.2023 |
|  | Date of Report | 02.05.2023 |
|  | Purpose of the Report | Review & evaluate construction progress of the project. |
|  | Scope of the work provided by the Lender | Only to comment on the following below points based on the scope of work:   * Physical construction progress of the project   *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** | **PEOJECT DESPCRIPTION** |

1. **PROJECT OVERVIEW:** M/S Basti Care Hospital Private Limited has proposed to develop a Hospital addressed as Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttar Pradesh. The subject building is being developed on 126.5 sq. mtr. / 1,362 sq. ft. of land area as per the sale deed copy provided to us. As per the copy of sale deed nature of land is defined as residential whereas currently the subject property is proposed to be built as a hospital. Since the subject property is located on main road/NH therefore commercial/Institutional usage of the subject property is permissible and approval of building plan for setting up a hospital have been taken from Gram Panchayat Authority.

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| **Description** | **Remarks** |
| Total Land Area | 126.5 sq. mtr. / 1,362 sq. ft. |
| Number of proposed building | 1 No. |
| Configuration of building (taken for this progress report) | Basement + Ground + First Floor |
| Configuration of each floor | 1) Basement: Two Bedrooms, 1 washroom, 1 kitchen, 1 hallway.  2) Ground Floor: Reception area, OT room, Testing room, Ward room comprises of 8 beds.  3) First Floor: Under Finishing |
| Usage of each floor | 1) Basement: Residential  2) Ground Floor: Hospital  3) First Floor: Under finishing |
| Opening date of hospital | 17/01/2023 |
| Carpet Area of each Unit (as per site survey) | Approx. 1260 sq. ft. |

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

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| **CONSTRUCTION PROGRESS REPORT OF BASTI CARE HOSPITAL & EYE CENTRE | BASTI, UTTAR PRADESH** | | | | | | |
| **S. No.** | **Different Parameters** |  | **% progress in Basement** | **% progress in Ground Floor** | **% progress in First Floor** | **Overall Progress** |
| 1 | Cutting, Filling and Levelling | 5% | 100% | 100% | 100% | 5% |
| 2 | Footings | 10% | 100% | 100% | 100% | 10% |
| 3 | Slab Casting | 30% | 100% | 100% | 100% | 30% |
| 4 | Brickwork | 15% | 100% | 100% | 100% | 15% |
| 5 | Plaster | 10% | 75% | 100.0% | 50% | 8% |
| 6 | Flooring | 10% | 80% | 100.0% | 50% | 8% |
| 7 | MEP Services | 5% | 100% | 100.0% | 0% | 3% |
| 8 | Door/ Window | 5% | 100% | 100.0% | 0% | 3% |
| 9 | Finishing | 10% | 90% | 100.0% | 0% | 6% |
|  | **Completion status (in %)** | **100%** |  | | | **88%** |

**Observations and Remarks:**

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| **Floor** | **Current Status** |
| Basement | * Construction of Basement is completed. * Being used as residential by caretakers of hospital. * MEP services installed. * PCC flooring. * Plastering work is yet to done in some part of the internal wall. |
| Ground Floor | * Construction of first floor completed. * Being used as hospital. * MEP services installed. * Good finishing with tile flooring and neatly done plastering work. |
| First Floor | * Construction of first floor completed. * Finishing work is in progress. * Floor and plastering work is approx. 50 5 completed. * MEP services not installed yet. * Doors and Windows yet to be installed. |

Therefore, as per the observations made during the site visit, it is assumed that the physical progress of the subject project is **approx. 88% completed**.

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

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| **SURVEYED BY** | **PREPARED BY** | **REVIEWED BY** |
| Sachin Pandey | Babul Akhtar Gazi | Rajani Gupta |
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| **PART D** | **GOOGLE MAP LOCATION** |





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| **PART E** | **PHOTOGRAPHS OF THE PROPERTY** |

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