**File No.: VIS (2024-25)-PL182-151-197 Dated: 28/06/2024**

**CONSTRUCTION PROGRESS & COST ESTIMATION REPORT**

**OF**

**M/S MMBM HOSPITALITY PRIVATE LIMITED**

**SITUATED AT**

**VILLAGE- BANSHIWALA, JHAJRA, PARGANA- PACHWADOON, TEHSIL- VIKAS NAGAR, DISTRICT- DEHRADUN, UTTARAKHAND**

**PROMOTER/S**

**M/S. MMBM HOSPITALITY PRIVATE LIMITED**

**REPORT PREPARED FOR**

**PUNJAB NATIONAL BANK, CBB BRANCH, RACECOURSE, DEHRADUN**

***\*\*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 MMBM Hospitality Pvt. Ltd. |
|  | Project Location | Village- Banshiwala, Jhajra, Pargana- Pachwadoon, Tehsil- Vikas Nagar, District- Dehradun, Uttarakhand |
|  | Name of the Promotors | Shri Bharat Mahajan *(Director of the company)* |
|  | Address and Phone Number | Registered office- 12/5/1, Laxmi Road, Dalawala, Dehradun |
|  | Prepared for Bank | Punjab National Bank, CBB Branch, Racecourse, Dehradun |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | Via e-mail dated 27th June 2024 |
|  | Date of Survey | 27th June 2024 |
|  | Date of Estimation | 28th June 2024 |
|  | Date of Report | 28th June 2024 |
|  | Purpose of the Report | Evaluate construction progress and cost incurred. |
|  | Scope of the work provided by the Lender | To comment on the following below points based on the scope of work:   * Construction Progress report * Estimation of construction cost incurred as per current progress of work   *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** | **INTRODUCTION** |

1. **THE PROJECT:** The subject property is an under-construction project for running Restaurant, Gymnasium, banquet Hall, Party Lawn, Sports Complex and other allied works. The subject location is a good location to put up such project as it in the middle of developing neighbourhood.
2. **PROJECT OVERVIEW:** M/s MMBM Hospitality Pvt. Ltd. is an under-construction Habitat Centre Centre having total leasehold land area admeasuring 10000.98 sqm located at Khasra No. 1134, 1135ka, 1136, 1137kha, 1150ka, Village- Banshiwala, Jhajra, Pargana- Pachwadoon, Tehsil- Vikas Nagar, District- Dehradun, Uttarakhand.

As per copy of lease deed dated 01-10-2021, the lease deed was signed between Shri Mahesh Kumar Mahajan (Lessor) & MMBM Hospitality Pvt. Ltd. (Lessee) for period of 29 Years 11 Months starting from 01-10-2021 at the rate of Rs. 25,000/- per month, which shall increase @10% in every three years.

As per copy of approved Sanction Plan no. MDDA/NC/AA/0017/22-23 dated 25-05-2023, the total land area of project is 10,000.91 sqm with total built-up area measuring 4,915.46 sqm for Block-1 & 2. The map was approved by Mussoorie Dehradun Development Authority.

As on date of site visit, the civil structure work was completed and internal & external finishing work was in progress

As per information received during site survey, contract for construction work was given to M/s Bharat & Company, Dehradun. Contractor’s agreement comprising scope of work is not shared with us. As per latest contractor work details comprising of details of invoices shared by the bank is as follows: -

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| **Description** | **Invoice Amount (In Rs.)** |
| Invoices raised for work done | 8,04,04,238 |
| Pending Invoice of Work Done at site | 80,62,698 |
| **Grand Total** | **8,84,66,936** |

1. **CURRENT STATUS:** As per copy of section plan no. MDDA/NC/AA/0017/22-23 dated 25-05-2023, two f blocks are proposed to be constructed at site with total built-up area measuring 4915.46 sqm. As per physical measurement, the total built-up area constructed is about 3,411 sqm. However, as per sanction plan it is about 3,603 sqm as per current construction status which is in line with physical measurement. Thus, area as per sanction plan is considered for assessment.

Block-wise current status of project is as follows: -

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| **Block Name** | **Built-up Area (In sqm)** | | **Remarks** |
| **Proposed as per sanction plan** | **Currently as per actual** |
| Block-1 | 2,606.45 | 2,606.45 | * Super structure, Brick, Roof Slab work is completed. * Plaster work of community hall completed from inside & outside. * Roof work is completed * Flooring, electrical & plumbing work is yet be done. * Brick work of kitchen area is not completed yet only shed roofing is done. |
| Block-2 | 2,309.01 | 996.47 | * Only super structure is completed till ground & mezzanine level. * Brick work is yet be completed. |
| **Total** | **4915.46** | **3602.92** |  |

1. **PHYSICAL CONSTRUCTION STATUS:** As per the survey during the site visit, physical progress in %age is tabulated below.

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| **S. No.** | **Different Parameters** | **Weightage** | **RCC Structure**  **% Completion** | | **Shed Structure**  **% Completion** |
| **Block-1** | **Block-2** | **Block-1** |
| 1 | Excavation, Concrete for Foundation and Plinth | 20% | 100% | 100% | 100% |
| 2 | Super structure concrete & Brickwork | 30% | 100% | 100% | 90% |
| 3 | Roof Slab | 15% | 100% | 100% | 100% |
| 4 | Flooring | 10% | 0% | 0% | 0% |
| 5 | Plastering & Painting | 10% | 0% | 0% | 70% |
| 6 | Doors, Windows & Woodwork | 5% | 0% | 0% | 0% |
| 7 | Water supply, sanitary fittings electrification &others | 10% | 20% | 0% | 0% |
| **Completion status (in %)** | | **100%** | **63%** | **60%** | **64%** |

As per the observations during the site visit, it is assessed that the physical progress of the project building i.e. Block-1 & 2 is approx. 60% complete.

1. **COST INCURRED IN THE CONSTRUCTION OF BUILDING:** We have not received any copy of CA certificate & contractor agreement. This cost assessment is based on the market research, analysis & cost required to construct such type of structures. Detailed expenditure assessment for Block-1 & 2 is tabulated below: -



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| **Description** | **Length** | **Height** | **Construction Cost**  **(In Rs. Per RMT)** | **Total Cost**  **(In Rs.)** |
| RCC Boundary Wall | 310 running mtr | 7 ft | 5,000 | 15,50,000 |
| Block-1 & 2 | | | | 7,15,25,429 |
| **Grand Total** | | | | **7,30,75,429** |

1. **OBSERVATIONS, REMARKS AND CONCLUSION BY RKA**

* As per our analysis, the total expenditure on construction of both blocks i.e. 1 & 2 and boundary wall is about Rs. 7,15,25,429/-.
* It is assumed that the average basic construction cost of such type of structures/block is in the range of Rs. 2300/- to Rs. 3000/- per sq. ft.
* As per our assessment approx. 65% of the construction has been completed.
* This assessment is only limited to the expenditure of construction done at site and not to the advances paid and material lying at site.
* The above made assessment is done on overall expenditure done on percentage of work done of building not item-wise assessment.

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

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| **PREPARED BY** | **REVIEWED BY** |
| **Abhinav Chaturvedi**  **(Engineer Valuation)** | **Anil Kumar** |
|  |  |
| **Date: 28th June 2024** | **Date: 28th June 2024** |

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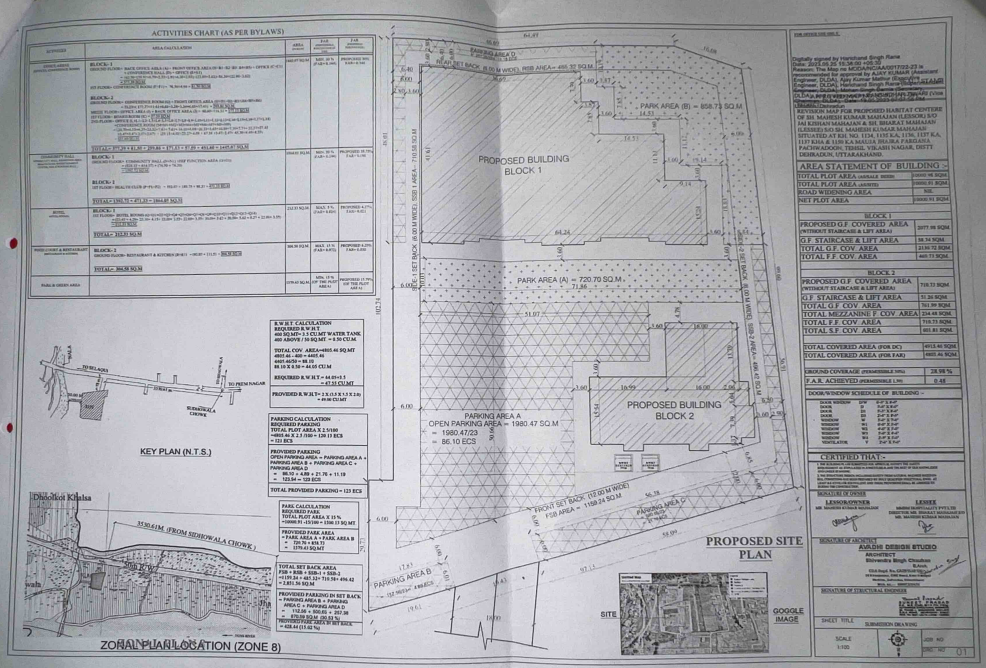
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| **PART D** | **PHOTOGRAPHS** |

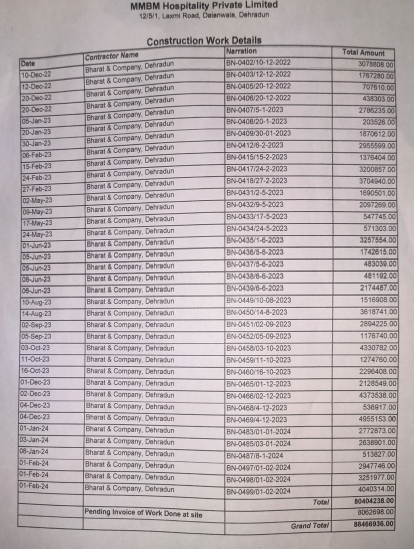
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**Sanction Plan:**

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**Contract Work Details:**

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