

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

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at le@rkassociates.org. We will appreciate your feedback in order to improve our services.***

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PART A

REPORT SUMMARY

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	M/s MMBM Hospitality Pvt. Ltd.
2.	Project Location	Village- Banshiwala, Jhajra, Pargana- Pachwadoon, Tehsil- Vikas Nagar, District- Dehradun, Uttarakhand
3.	Name of the Promoters	Shri Bharat Mahajan (<i>Director of the company</i>)
4.	Address and Phone Number	Registered office- 12/5/1, Laxmi Road, Dalawala, Dehradun
5.	Prepared for Bank	Punjab National Bank, CBB Branch, Racecourse, Dehradun
6.	Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7.	Work Order Details	Via e-mail dated 27 th June 2024
8.	Date of Survey	27 th June 2024
9.	Date of Estimation	28 th June 2024
10.	Date of Report	28 th June 2024
11.	Purpose of the Report	Evaluate construction progress and cost incurred.
12.	Scope of the work provided by the Lender	<p>To comment on the following below points based on the scope of work:</p> <ul style="list-style-type: none"> Construction Progress report Estimation of construction cost incurred as per current progress of work <p><i>NOTE: This report doesn't contain any other kind of recommendation or suggestions other than the above-mentioned point.</i></p>

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: -

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

3. 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: -

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Only super structure is completed till ground & mezzanine level. Brick work is yet be completed.
Total	4915.46	3602.92	

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

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.

5. 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: -

S. No.	Different Parameters	Weightage	RCC Structure				Shed Structure		Total Cost Incurred
			Block-1		Block-2		Block-1		
			% Completion	Expenditure	% Completion	Expenditure	% Completion	Expenditure	
1	Excavation, Concrete for Foundation and Plinth	20%	100%	75,59,161	100%	64,35,602	100%	71,10,324	2,11,05,087
2	Super structure concrete & Brickwork	30%	100%	1,13,38,741	100%	96,53,403	90%	95,98,938	3,05,91,081
3	Roof Slab	15%	100%	56,69,370	100%	48,26,701	100%	53,32,743	1,58,28,815
4	Flooring	10%	0%	-	0%	-	0%	-	-
5	Plastering & Painting	10%	20%	7,55,916	0%	-	70%	24,88,614	32,44,530
6	Doors, Windows & Woodwork	5%	0%	-	0%	-	0%	-	-
7	Water supply, sanitary fittings electrification & others	10%	20%	7,55,916	0%	-	0%	-	7,55,916
Completion status (in %)		100%	69%	2,60,79,104	65%	2,09,15,706	69%	2,45,30,619	7,15,25,429

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

6. 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.

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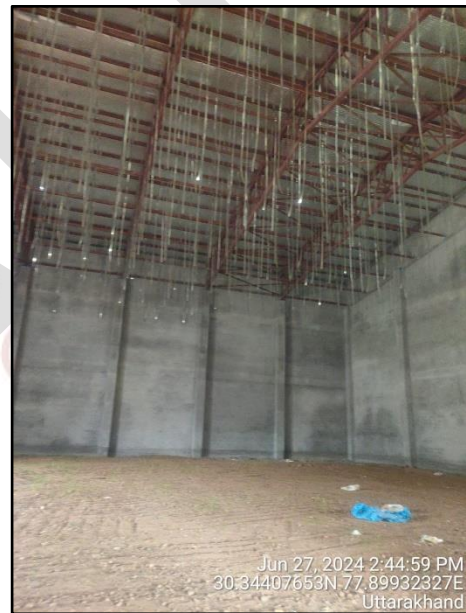
PREPARED BY	REVIEWED BY
Abhinav Chaturvedi (Engineer Valuation)	Anil Kumar
Date: 28 th June 2024	Date: 28 th June 2024

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PART D

PHOTOGRAPHS





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Contract Work Details:

MMBM Hospitality Private Limited 12/5/1, Laxmi Road, Dehradun			
Construction Work Details			
Date	Contractor Name	Narration	Total Amount
10-Dec-22	Bharat & Company, Dehradun	BN-0402/10-12-2022	3075808.00
12-Dec-22	Bharat & Company, Dehradun	BN-0403/12-12-2022	1767280.00
20-Dec-22	Bharat & Company, Dehradun	BN-0405/20-12-2022	767810.00
20-Dec-22	Bharat & Company, Dehradun	BN-0406/20-12-2022	438303.00
05-Jan-23	Bharat & Company, Dehradun	BN-0407/5-1-2023	2786235.00
20-Jan-23	Bharat & Company, Dehradun	BN-0408/20-1-2023	203526.00
30-Jan-23	Bharat & Company, Dehradun	BN-0409/30-01-2023	1870612.00
06-Feb-23	Bharat & Company, Dehradun	BN-0412/6-2-2023	2955599.00
15-Feb-23	Bharat & Company, Dehradun	BN-0415/15-2-2023	1375404.00
24-Feb-23	Bharat & Company, Dehradun	BN-0417/24-2-2023	3200857.00
27-Feb-23	Bharat & Company, Dehradun	BN-0418/27-2-2023	3704940.00
02-May-23	Bharat & Company, Dehradun	BN-0431/2-5-2023	1690501.00
09-May-23	Bharat & Company, Dehradun	BN-0432/9-5-2023	2097269.00
17-May-23	Bharat & Company, Dehradun	BN-0433/17-5-2023	547745.00
24-May-23	Bharat & Company, Dehradun	BN-0434/24-5-2023	571303.00
01-Jun-23	Bharat & Company, Dehradun	BN-0435/1-6-2023	3257554.00
05-Jun-23	Bharat & Company, Dehradun	BN-0436/5-6-2023	1742615.00
05-Jun-23	Bharat & Company, Dehradun	BN-0437/5-6-2023	483039.00
06-Jun-23	Bharat & Company, Dehradun	BN-0438/6-6-2023	481182.00
09-Jun-23	Bharat & Company, Dehradun	BN-0439/6-6-2023	2174487.00
10-Aug-23	Bharat & Company, Dehradun	BN-0449/10-08-2023	1516908.00
14-Aug-23	Bharat & Company, Dehradun	BN-0450/14-8-2023	3616741.00
02-Sep-23	Bharat & Company, Dehradun	BN-0451/02-09-2023	2694225.00
05-Sep-23	Bharat & Company, Dehradun	BN-0452/05-09-2023	1176740.00
03-Oct-23	Bharat & Company, Dehradun	BN-0458/03-10-2023	4330782.00
11-Oct-23	Bharat & Company, Dehradun	BN-0459/11-10-2023	1274760.00
16-Oct-23	Bharat & Company, Dehradun	BN-0460/16-10-2023	2296408.00
01-Dec-23	Bharat & Company, Dehradun	BN-0465/01-12-2023	2128549.00
02-Dec-23	Bharat & Company, Dehradun	BN-0468/02-12-2023	4373538.00
04-Dec-23	Bharat & Company, Dehradun	BN-0468/4-12-2023	536917.00
04-Dec-23	Bharat & Company, Dehradun	BN-0469/4-12-2023	4855153.00
01-Jan-24	Bharat & Company, Dehradun	BN-0483/01-01-2024	2772873.00
03-Jan-24	Bharat & Company, Dehradun	BN-0485/03-01-2024	2638901.00
08-Jan-24	Bharat & Company, Dehradun	BN-0487/8-1-2024	513827.00
01-Feb-24	Bharat & Company, Dehradun	BN-0497/01-02-2024	2847746.00
01-Feb-24	Bharat & Company, Dehradun	BN-0498/01-02-2024	3251977.00
01-Feb-24	Bharat & Company, Dehradun	BN-0499/01-02-2024	4040314.00
		Total	80404238.00
	Pending Invoice of Work Done at site		8062698.00
		Grand Total	88466936.00