

**KBC INFRATECH**  
and Consultants

**EXCLUSIVELY** *ESTABLISHED* **FOR PEOPLE**  
**IN DELHI NCR**

Deals in: Filed of Construction, Infrastructure & consultancy on all matters relating in the field of Cost, Quality & Construction on permanent or contractual basis. Works as per market analysis & quality standards. Generation of the Reports in pictorial forms & permissible under law.

**Director - KUNAL D NISHAD**

**[www.kbcinfratech.com](http://www.kbcinfratech.com)**

## **| COST CONSULTANCY SERVICES**

Project Planning & Co-ordination with wide extensive experience in Industrial as well as Building Projects. Progressive experience from Site Planning & Cost Control up to Project Planning & Control Coordination and Projects Administration including Procurement Coordination with Health Safety & Environment.

## **| SKILLS & RESPONSIBILITY**

Projects Planning and Control, making Master Construction Program, Scheduling, Resource loading incl. Project Management, Cost Control, Procurement Coordination, Project Progress Monitoring and Control, Risk Management, all post tendering works, Estimation and subletting the works to contractor with full BOQ preparation - terms & condition, , Budget preparing, Presentation slide for project Review, conduct Review meeting (DW- M) compiling data-making report for management with all MPCS & MIS.



## **INDEPTH KNOWLEDGE OF CONTRACTS, PROJECT PLANNING & EXECUTION -BEST PRACTICES,INCLUDING:**

- Overall Planning, Scheduling, Monitoring and coordination Supervising Project Planning and Control Teams (Planners, Cost Controllers and Quantity Surveyors)
- WBS definition, phased budget allocation using estimates and baseline schedule.
- Updating project progress for each element of Project WBS at a detailed level in each project phase: engineering (at document level), procurement ( from RFQ issue to Site delivery) and construction
- Assessing Contract Department regarding Payment terms and conditions, progress measurement, milestones and penalties Delivery Program for Client Equipment's to contractors, etc.
- Developing and reviewing schedules (Master and Detailed Schedules)
- Carrying out all activities related to Cost Control and Reporting (Commitments, Actual Cost, ETC and Forecasts)
- Coordinating and Supervising Project Planning and Control Teams (Planners, Cost Controllers and of Quantity Surveyors)
- Responsible for Timely completion within scheduled cost for civil activities safely.

**(Construction &. Project estimated cost Including External Development works costing for FDI Funded & Equity partner's.**

**Project Monitoring Consultancy, estimated cost of the project consisting of external development & HVAC, & high side electrification.**

**Cost consultancy for overall project on contractual basis as well as permanent deployment at site.**

**Auditing of Developers, Contractors & individuals companies for betterment of their vision & knowing the real facts & supports to fulfill the voids.**

- **Controlling and checking of work executed.**
- **Co-ordination with Client and Consultant for upcoming work's**
- **Preparation of Invoice / Bills**
- **Preparation Analysis of the Rate of Extra Items.**
- **Specifications and Quality Control**
- **Checking & Certification of Sub - Contractors Bills**
- **Preparation of Monthly Cost Incurred & Report's.**
- **Preparation of Material Reconciliation on Monthly Basis.**
- **Audit of site document (Pc Bills, Reconciliations & Client supplied material).**
- **Monthly budget analysis: Distribution of work as per tender mile stone/ client requirement, resource planning in terms of manpower, specialized agencies, material & machinery**

Regular site visits so as to get acquainted with site conditions which further helps in monitoring.

Financial statement for verification includes profitability, overheads & liability statement.

Critical analysis of up-to-date client hold, part rates, extra or substitute items, deviated items, unmeasured quantities & other hold, escalation etc.

Total Liaising with Overall Project Planning, Monitoring also controlling with MPCs-MIS works. coordination meeting with all Project Staff / Department Heads on weekly/monthly. Arrangement of making Reports incl. Site visit along with Engineers/(PMC).

Making CTC for the projects & monitoring the project as per the CTC & milestones deadlines.

Auditing financially as well as technically for the cost savings & checks.



## POST CONTRACT ROLES & RESPONSIBILITIES.

Total Liaising with Overall Project Planning, Monitoring also controlling with MPCS-MIS works. Reporting to Director's & FDI Funded JPMorgan also attended coordination meeting with all Project Staff / Department Heads on weekly/monthly. Arrangement of making Reports incl. Site visit along with Engineers (PMC Working as a whole sole billing in charge & controlling the Site Billing, PRW rates finalization, Preparing work order's on labor as well as party rates, Amendments in work order's ,presenting Monthly cost incurred for the ongoing month to client as well as FDI, analysis for new items to be executed. Fund flow & financial impact. Controlling staff for timely achieving of the monthly task. Preparing detailed summery for the bill's finalized. Preparation of Reconciliation's for the (Raw) Material.



# QUALITY CONSULTANCY SERVICES

FOLLOWING METHODOLOGY WILL BE ADOPTED DURING QUALITY AUDIT.  
(INTERNAL FINISHES, EXTERNAL DEVELOPMENT, COMMON AREAS, BASEMENTS, HVAC, FIRE FIGHTING, LIFTS, HIGH SIDE ELECTRIFICATION.)

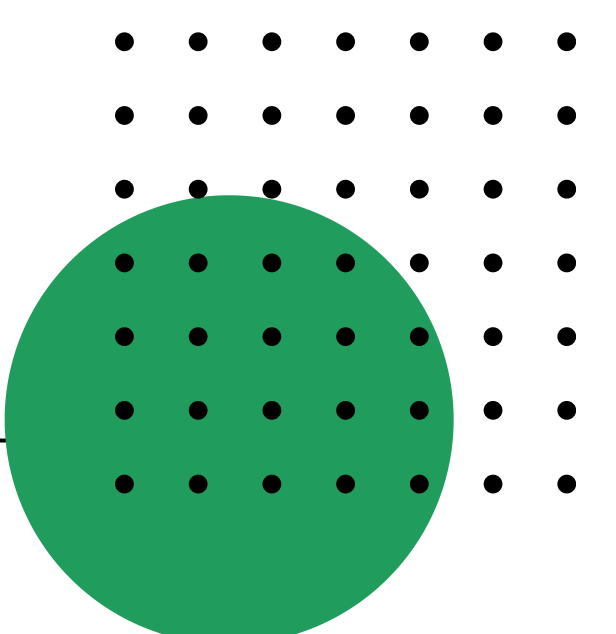
**Flooring & Skirting & Dado Tiles**, line needs to maintain & joints needs to be filled with white cement, Color, shades, & undulance.

**Wooden Doors & Wooden Frame** needs to be checked as per the quality parameters, proper alignment, cracks, thickness, hold fasts, quality of accessories & polish or mica quality.



Currently working on the Project at Dankor ( Greater Noida ). Farm House Project for Cost Audit as well as Quality Audit with Detailed Quality & Audit Report.

Currently working for a high rise tower for its Cost to Complete ( Heart Beat City sector 107 Noida.) for 760 flats & 9 towers. ( G + 32 ).



## **INDEPTH KNOWLEDGE OF CONTRACTS, PROJECT PLANNING & EXECUTION -BEST PRACTICES,INCLUDING:**

- Overall Planning, Scheduling, Monitoring and coordination Supervising Project Planning and Control Teams (Planners, Cost Controllers and Quantity Surveyors)
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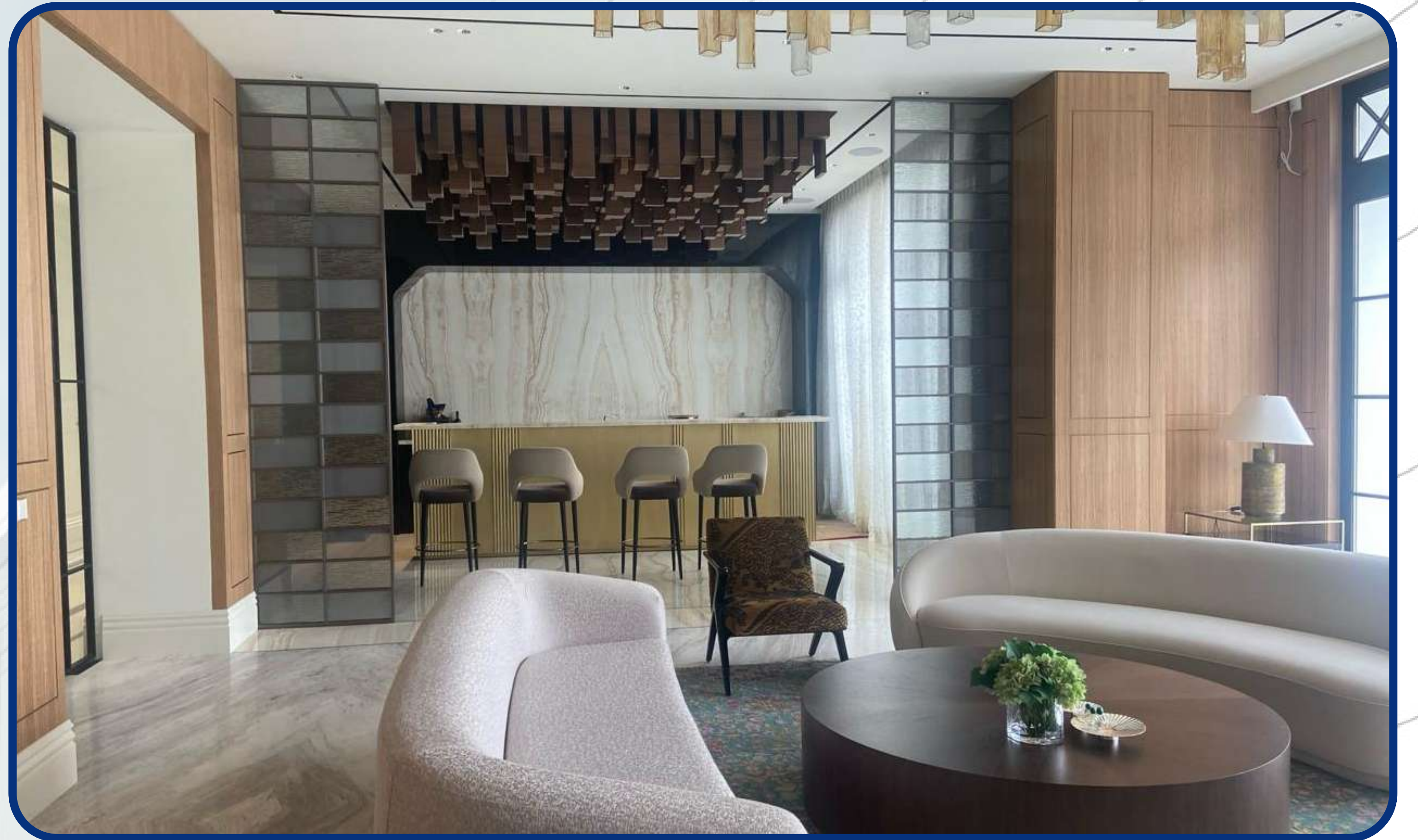
# I RECENT PROJECTS

- **Heartbeat city Noida** cost to complete and reconciliation of major materials.
- **Farm house greater noida** complete Project and cost management.
- **Intech Digital Technology Greater Noida** cost management.
- **Palam vihar gurgaon project 500 square yards** cost management.
- **New friends colony 300 square yards project** cost management.
- **Farm house sultanpur 2 acres project** costing 170 Cr complete project management.
- **Chaar Dham Vrindavan ongoing project** complete cost management.
- **Ajnara Residential ongoing project** G+23 stories cost management.
- **Farm house Mehrauli ongoing project** Aakash institute cost management.
- **Indian Coast Guard complete ongoing project** and cost management.
- **Noida International University** Audit Work.
- **Dwarka Golf Island Sector 19B**, Cost Management.
- **ACE DIVINO Greater Noida**, Audit of Total Projects Approximately costing Rs 110 Crores.
- **Oma living 10A Elgin Road Kolkata 70020 Area 4500 sft**, Estimated Value 22 crores





# Lawrence road



## Farm house sultanpur



# ACE DIVINO Greater Noida



**Noida International University**

# Villa 123 & Club SD4 Views

# T3



# OPTION 1



1. GWALIOR MINT Shot Blasted



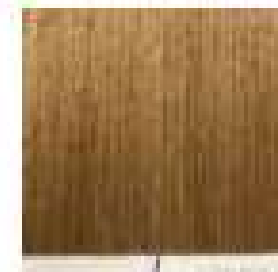
2. Leather Finish Grey granite



3. Natural Copper finish Powder coated Aluminium Jaali



## MATERIALS | ENTRANCE LOBBY



VENEER SMOKED BEECH



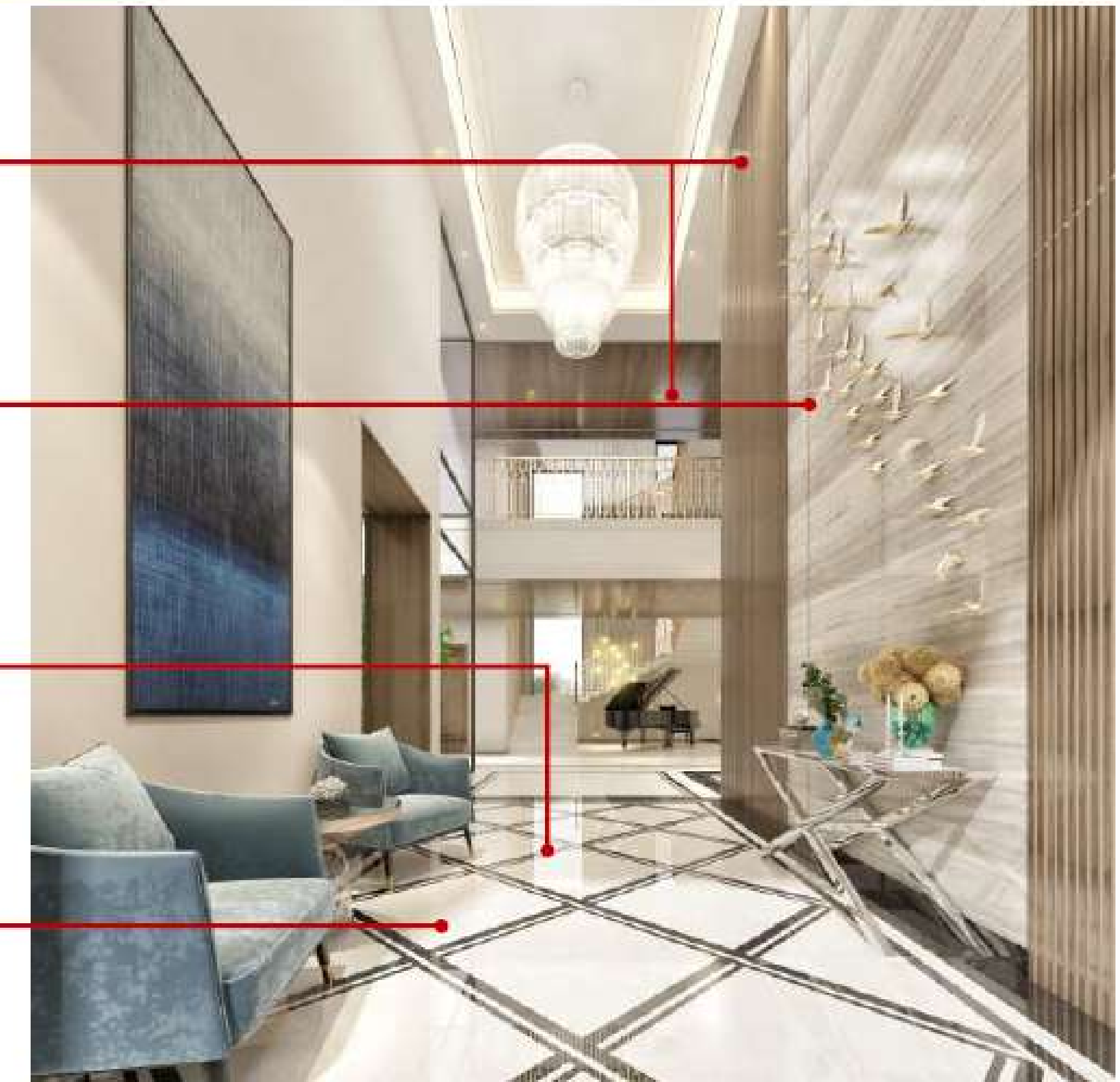
GREY SERPENGANTE STONE



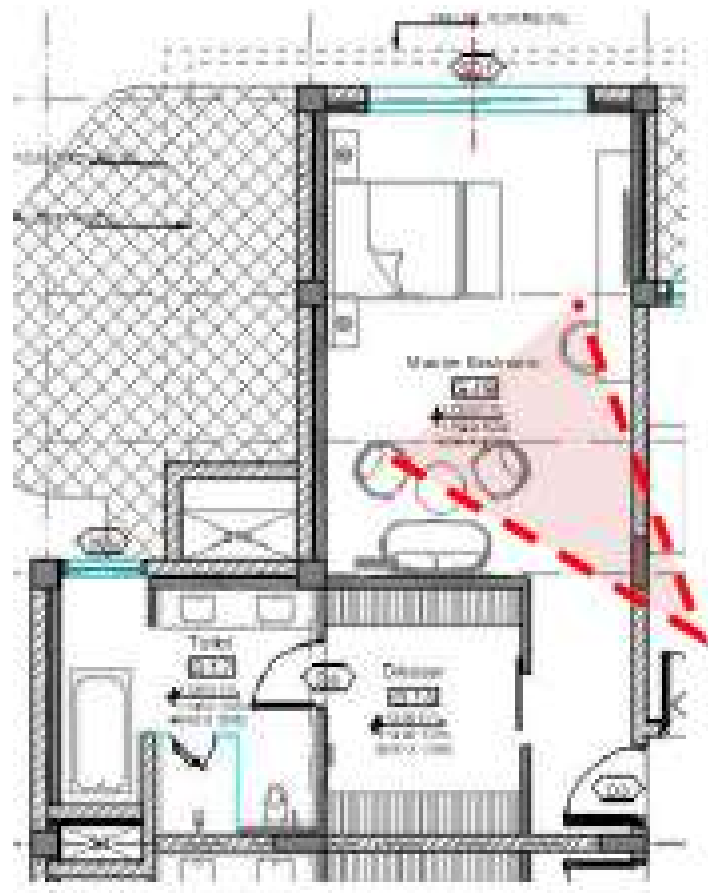
BLACK MARQUINA STONE



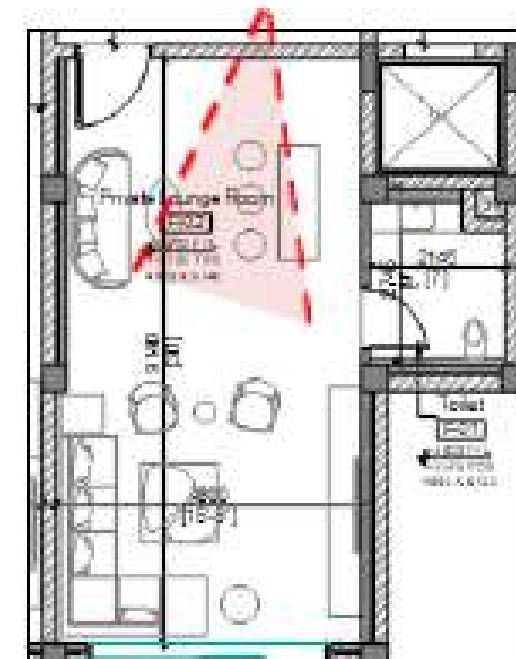
DIOR PEARL STONE



PROPOSED VIEW | MASTER BEDROOM



PROPOSED VIEW | FIRST FLOOR - PRIVATE PARTY LOUNGE

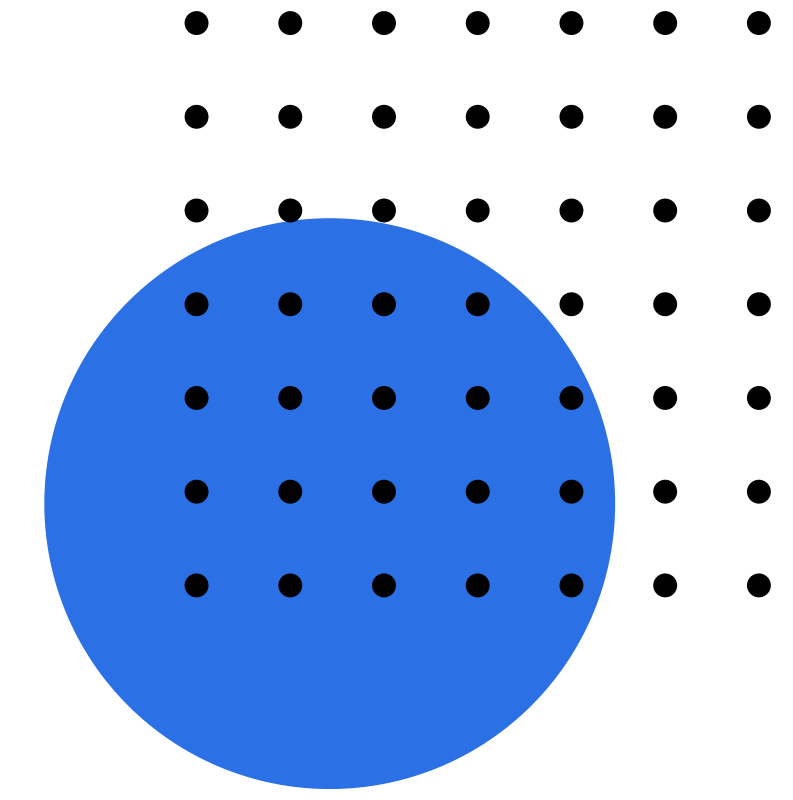


# NIIMS/ NIU PROJECT

## BILLS AUDIT REPORT



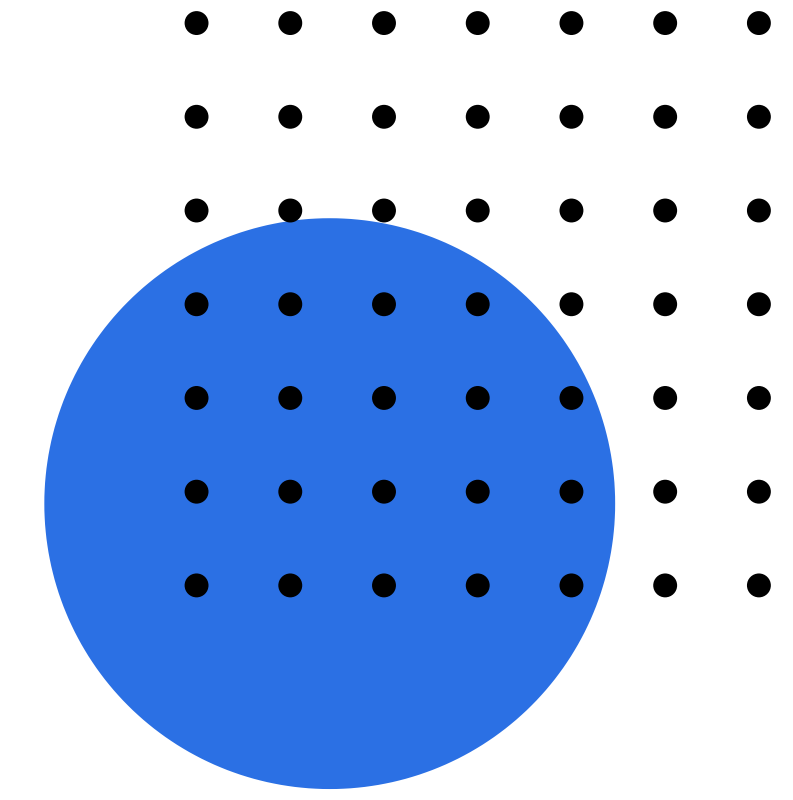




Girls Hostel & Dining Block (Civil & MEP Work)								
S.No.	Description	BOQ Amt.	Vendor Claimed Amt.	KBC Certified Amt.	Debit	KBC Recommendation against Quality	Final certified Amt.	Remarks
1	Girls Hostel Civil	3,50,02,592	4,55,88,465	4,55,01,594	7,46,507	2,00,000	4,45,55,087	
2	Dining Hall Civil	-	1,06,48,276	1,06,19,607	-	-	1,06,19,607	
3	Girls Hostel Plumbing	26,38,600.00	53,48,996	53,00,784	48,212.29	-	53,00,784	
4	Dining Plumbing	-	5,51,895	5,31,747	20,147.80	-	5,31,747	
5	Girls Hostel Electrical	-	20,85,991	20,56,102	29,888.68	-	20,56,102	
6	Dining Electrical	-	5,30,063	5,27,382	2,680.75	-	5,27,382	
		<b>3,76,41,192</b>	<b>6,47,53,686</b>	<b>6,45,37,217</b>	<b>8,47,437</b>	<b>2,00,000</b>	<b>6,35,90,710</b>	

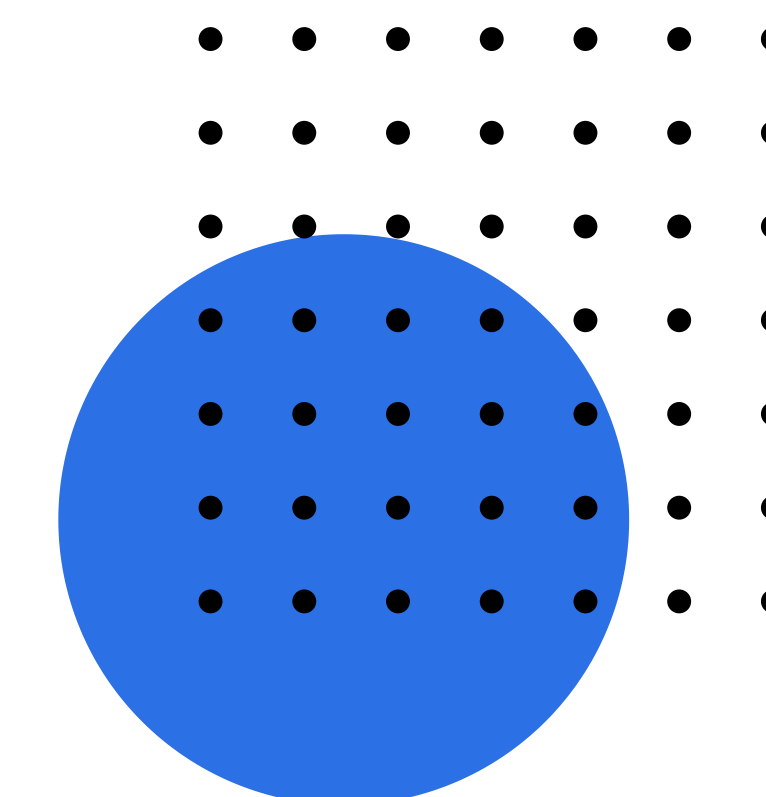
Girls Hostel & Dining Block (Civil Work)								
S.No.	Description	BOQ Amt.	Vendor Claimed Amt.	KBC Certified Amt.	Debit	KBC Recommendation against Quality	Final certified Amt.	Remarks
1	Girls Hostel Civil	3,50,02,592	4,55,88,465	4,55,01,594	7,46,507	2,00,000	4,45,55,087	
2	Dining Hall Civil	-	1,06,48,276	1,06,19,607	-	-	1,06,19,607	
		<b>3,50,02,592</b>	<b>5,62,36,741</b>	<b>5,61,21,201</b>	<b>7,46,507</b>	<b>2,00,000</b>	<b>5,51,74,694</b>	

Summary Nilu (Plumbing & Electrical)								
S.No.	Description	Amount in INR						Remarks
		BOQ Amount	Vendor Claimed	KBC Working	Debit	KBC Recommendation	Difference	
1	Girls Hostel Plumbing	26,38,600	53,48,996	53,34,429	-33,645	53,00,784	48,212	Debit balance for Terrace Pipe Supply
2	Dining Plumbing	NA	5,51,895	5,31,747	-	5,31,747	20,148	
3	Girls Hostel Electrical	NA	20,85,991	20,56,102	-	20,56,102	29,889	
4	Dining Electrical	NA	5,30,063	5,27,382	-	5,27,382	2,681	
<b>Total</b>		<b>26,38,600</b>	<b>85,16,945</b>	<b>84,49,660</b>	<b>-33,645</b>	<b>84,16,015</b>	<b>1,00,930</b>	



STEEL REINFORCEMENT RECONCILIATION FINAL												
S.No	Description	Unit	Dia Wise						Total	Remarks		
			8mm	10mm	12mm	16mm	20mm	25mm			32mm	
A	Steel Received GIRLS HOSTEL	MT	106.543	25.965	58.970	52.066	88.030	18.490		350.064		
B	Steel Received DINING BLOCK	MT	-0.040	5.690	1.890	3.100		0.120		10.760		
C	Net Steel Received up to date(A+B)	MT	106.50	31.655	60.860	55.166	88.030	18.370		360.584		
C	Steel Consumed till GIRLSS HOSTEL	MT	90.663	17.669	53.085	40.029	76.269	13.274	0.000	290.990		
D	Steel consumed IN DINING BLOCK	MT	15.530	8.716	10.046	8.137	18.601	0.000		61.030		
E	Steel consumed as per Measurement (E=C + D)	MT	106.193	26.385	63.131	48.166	94.870	13.274		352.019		
F	Physical Balance at site	MT								0.000		
G	SCRAP RETURNED	MT	12.474								12.474	3.46%
H	Total Physical Balance at Site (H=F + G)	MT	12.474	0.000	0.000	0.000	0.000	0.000		12.474		
I	Difference including scrap (K=D-G-J)	MT	-12.16	5.27	-2.27	7.00	-6.84	5.10		-3.91		
J	Difference in Percentage including scrap		-11.45%	19.97%	-3.60%	14.53%	-7.21%	38.39%		-1.12%		

GIRLS HOSTEL AND DINING BLOCK STONE AND TILES RECOCLATION						
S.No.	DESCRIPTION OF ITEMS	GIRLS HOSTEL	DINING BLOCK	GRANITE STONE	KOTA STONE	REMARKS
1	Ground Floor	1,151.00				
2	1st Floor	1,113.87				
3	2nd Floor	1,091.17				
4	3rd Floor	1,097.14				
5	4th Floor	1,098.62				
6	5th Floor	1,112.87				
7	R.O. Room & Water Tank	155.74				
8	Gate No 2 toilet tiles		54.37			
9	Dining Hall		76.45			
10	Wall Tiles		392.38			
11	Floor Tiles		583.47			
12				1,246.26	99.50	
	Hostel -03 Consumption in Sqm	6820.42	1106.66	1246.26	99.50	
	Total Issued to NIU (A) (in Sq-m)	7622	1172	1403	123	
	Wastage (in Sq-m)	802	66	157	24	
	Wastage (In %)	11.75%	5.95%	12.61%	23.99%	
	PERMISSIBLEWastage (In %)	8.00%	8.00%	12.00%	5.00%	
	QUANTITY	255.77	-	7.60	18.90	



**GIRLS HOSTEL AND DINING BLOCK DEBIT SHEET**

SR.NO	DESCRIPTION OF ITEMS AND QUERIES	UNIT	RATE	CERTIFIED BY KBC INFRA TECH	TO BE DEBIT AMOUNT	REMARKS
1	CEMENT OPC / PPC EMPTY BAGS DEBIT	BAGS	2.00	33,717.60	67,435	
2	TILES VITRIFIED AND CERAMIC GLAZED TILES OF ALL SIZES	SQM	726.57	255.77	1,85,832	857
3	GRANITE BROWN AND BLACK	SQM	3,229.20	7.60	24,549	3,810
4	KOTA STONE	SQM	565.11	18.90	10,678	667
5	REINFORCEMENT STEEL	M.T.	87,000.00	5.26	4,58,014	1,11,360
<b>TOTAL AMOUNT</b>					<b>7,46,507</b>	<b>8,47,107</b>

and Consultants

**DINING BLOCK DIFFERENCE SHEET**

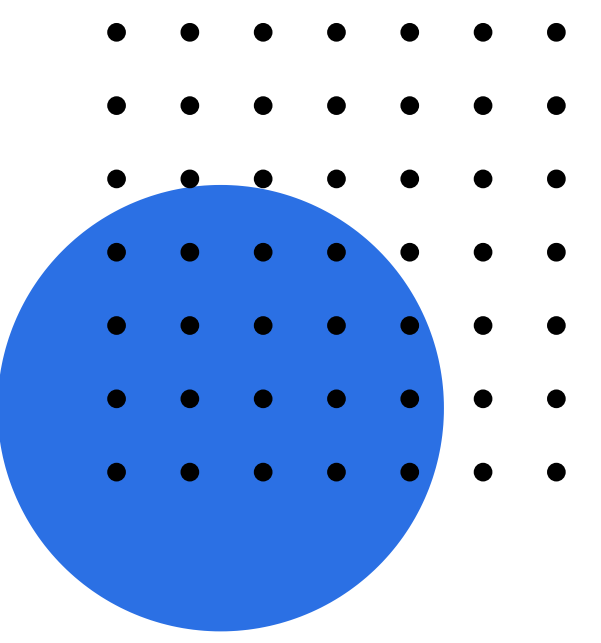
Sr. No.	DESCRIPTION OF ITEMS	UNIT	RATE	QTY CLAIMED BY OMCONS	CERTIFIED BY KBC INFRA TECH	DIFFERENCE QTY	DIFFERENCE AMOUNT	REMARKS
1	Providing and binding in position Fe 500 Grade Thermo Mechanically Treated Bars (TATA/ SAIL/ RINL) steel reinforcement for RCC work including straightening, removal of loose rust by wire brush and coating with cement slurry, cutting, bending, lifting, binding with 18G annealed steel wire, welding and placing in position to the desired shape and profile for works upto any lead and at all heights and levels all complete including supply of binding wire.	KGS	9.00	64,213.13	61,029.71	3,183.42	28,668.78	
							<b>28,668.78</b>	

# I ACE DIVINO PROJECT

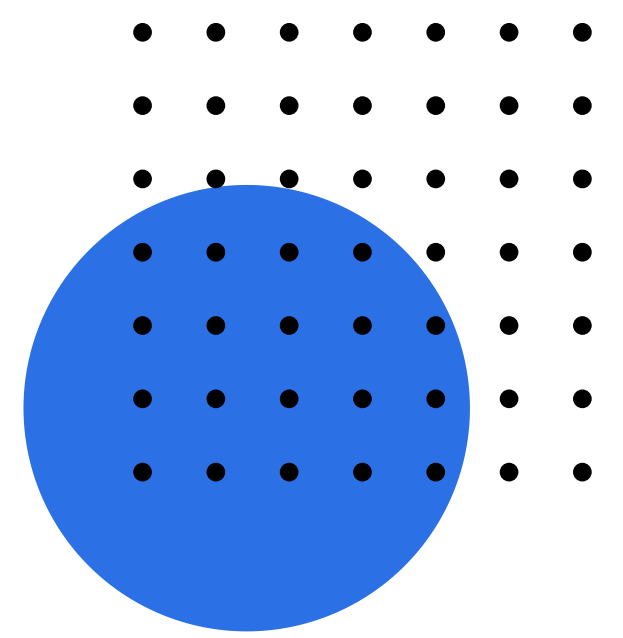
## BILLS AUDIT REPORT

20





Main Summary											
S.No.	Vendor's Name	Work Scope	Work Order Amt.	Vendor's Claimed			M/s KBC Recommendation			Diffrence	Remarks
				Actual Work Done Amt.	Additional Work Amt.	Total Amt.	Actual Work Done Amt.	Additional Work Amt.	Total Amt.		
1	M/s Dronacharya Construction	Tiles & Stone Work		3,34,32,665	13,48,126	3,47,80,791	3,47,80,791	-	3,47,80,791	-	
2	M/s Raipur Trading Company	Tiles Work	-	20,23,549	-	20,23,549	20,23,549	-	20,23,549	-	
3	M/s JSS Infra	Tiles Work	-	1,57,064	-	1,57,064	1,28,882	-	1,28,882	-28,182	
4	M/s Sarwan Kumar	Tile Work	-	3,58,242	-	3,58,242	3,58,242	-	3,58,242	-	
5	M/s Radhe Krishna	Tiles & Stone Work	-	51,11,866	-	51,11,866	49,56,978	-	49,56,978	-1,54,888	
6	M/s DK Construction	Plumbing Work	-	2,55,48,500	72,60,818	3,28,09,318	2,44,44,400	-	2,44,44,400	-83,64,918	
7	M/s Vipin Kumar	Fabrication Work	-	80,80,274	39,59,436	1,20,39,710	91,72,630	-	91,72,630	-28,67,080	
8	M/s Sarfuddin	Fabrication Work	-	1,13,01,677	2,14,94,735	3,27,96,412	95,75,497	-	95,75,497	-2,32,20,915	
	-	-	-	8,60,13,838	3,40,63,115	12,00,76,953	8,54,40,970	-	8,54,40,970	-3,46,35,983	



Tile work (M/s Dronacharya Construction company) (Upto 12th RA)							
S.No.	Description	Vendor Claimed	Additional Work	Total	M/s KBC Recommendation	Diffarance	Remarks
		Amount (A)	Amount (B)	Amount (A+B)	Amount	Amount	
1	Tower 1 Tile	28,46,232	9,98,488	38,44,720	29,25,847	9,18,873	MB not provided & PO not Available
2	Tower 2 Stone	12,25,090	-	12,25,090	12,06,459	18,631	MB not provided & PO not Available
3	Tower 3	48,59,299	-	48,59,299	53,55,380	-4,96,081	MB not provided & PO not Available
4	Tower 4	24,17,691	750	24,18,441	28,75,770	-4,57,329	MB not provided & PO not Available
5	Tower 6	72,85,746	1,51,004	74,36,750	74,58,593	-21,842	MB not provided & PO not Available
6	Tower 7	69,01,637	1,33,954	70,35,591	70,56,625	-21,034	MB not provided & PO not Available
7	Tower 10	27,217	-	27,217	27,217	-	MB not provided & PO not Available
8	Tower 11	78,35,233	63,929	78,99,162	79,42,520	-43,358	MB not provided & PO not Available
9	Tower 11	34,521	-	34,521	34,521	-	MB not provided & PO not Available
<b>Total</b>		<b>3,34,32,665</b>	<b>13,48,126</b>	<b>3,47,80,791</b>	<b>3,48,82,930</b>	<b>-1,02,139</b>	

Summary Tiles work (M/s Raipur Trading company)							
S.No.	Description	Vendor Claimed	Additional Work	Total	M/s KBC Recommendation	Diffarance	Remarks
		Amount (A)	Amount (B)	Amount (A+B)	Amount	Amount	
1	Tower 10	20,23,549	-	20,23,549	20,36,354	-12,805	MB not provided & PO not Available
<b>Total</b>		<b>20,23,549</b>	<b>-</b>	<b>20,23,549</b>	<b>20,36,354</b>	<b>-12,805</b>	

Summary Tiles Work (M/s JSS Infra)							
S.No.	Description	Vendor Claimed	Additional Work	Total	M/s KBC Recommendation	Diffarance	Remarks
		Amount (A)	Amount (B)	Amount (A+B)	Amount	Amount	
1	Tower 10	1,57,064	-	1,57,064	1,28,882	28,182	MB not provided & PO not Available
<b>Total</b>		<b>1,57,064</b>	<b>-</b>	<b>1,57,064</b>	<b>1,28,882</b>	<b>28,182</b>	

Tiles Work (M/s Sarwan Kumar)							
S.No.	Description	Vendor Claimed	Additional Work	Total	M/s KBC Recommendation	Diffarance	Remarks
		Amount (A)	Amount (B)	Amount (A+B)	Amount	Amount	
1	Tower 3	3,58,242	-	3,58,242	3,58,242	-	MB not provided & PO not Available
<b>Total</b>		<b>3,58,242</b>	<b>-</b>	<b>3,58,242</b>	<b>3,58,242</b>	<b>-</b>	

Tile Work (M/s Radhe Krishna Stone & Tile Works)							
S.No.	Description	Vendor Claimed	Additional Work	Total	M/s KBC Recommendation	Diffarance	Remarks
		Amount (A)	Amount (B)	Amount (A+B)	Amount	Amount	
1	Tower 10	51,11,866	-	51,11,866	49,56,978	1,54,888	MB not provided & PO not Available
<b>Total</b>		<b>51,11,866</b>	<b>-</b>	<b>51,11,866</b>	<b>49,56,978</b>	<b>1,54,888</b>	

# STATUS REPORT ALONG WITH SHORTCOMINGS

SUMMARY OF TOWER A, B, C & G AJNARA PANORAMA





# HIGHLIGHTS OF SHORTCOMINGS IN TOWER C



## CP FITTINGS

- All fittings are rusted pictures are attached.
- CP fittings are not even fixed in some flats.
- Client will not take this type of rusted fittings and needs to be replaced.



**TOWER - C**  
**Status Report Along With Shortcomings/Incomplete Of Tower "C" Ajnara**  
**Panorama Phase-01**



SR.NO	DESCRIPTION OF ITEMS	UNIT	STATUS	REMARKS
A	GROUND FLOOR MAIN ENTRANCE			
1	ENTRANCE STONE FINISHING	JOB	APPROX 100% COMPLETED	PICS AND VIDEOGRAPHY ATTACHED, GLASS ARE BROKEN IN MANY PLACES
2	ENTRANCE GLASS WORK	JOB	APPROX 40% COMPLETED	
3	FRONT PARKING PAVERS FLOORING	JOB	APPROX 90% COMPLETED	
4	WALLS FINISHING PAINT	JOB	APPROX 50% COMPLETED	
5	CEILING WORKS GYPSUM	JOB	APPROX 70% COMPLETED	
6	M.S. STAIR RAILINGS GROUND FLOOR TO TERRACE FLOOR	JOB	APPROX 70% COMPLETED	
7	FINISHING WORKS CORRIDOR FROM GROUND FLOOR TO 28TH FLOOR	JOB	APPROX 80% COMPLETED	
8	LIFTS AND SHAFTS	3	APPROX 30% COMPLETED	
9	REPAIRING OVERALL	JOB	APPROX 70% COMPLETED	

SR.NO	DESCRIPTION OF ITEMS	UNIT	STATUS	REMARKS
C	TERRACE			
1	BRICK WORK	JOB	APPROX 90% COMPLETED	BOUNDARY WALLS, MUMTY, WATER TANK. REPAIRING NEEDS TO BE DONE IN MANY PLACES
2	PLASTER WORK	JOB	APPROX 60% COMPLETED	BOUNDARY WALLS, MUMTY, WATER TANK. REPAIRING NEEDS TO BE DONE IN MANY PLACES
3	TILES FLOOR	JOB	APPROX 60% COMPLETED	
4	PAINTING WORK	JOB	APPROX 10% COMPLETED	REWORK TO BE DONE
5	WATER PROOFING ON TERRACE	JOB	APPROX 70% COMPLETED	ACTUAL CAN BE IDENTIFIED AFTER TESTING BY PROFESSIONAL AGENCY AND IT SHOULD BE DONE IMMEDIATELY BECAUSE SEEPAGE AND WATER LOGGING IS FOUND IN MANY TOILETS AS PER PICTURES AND VIDEO PROVIDED.

**TOWER - A**  
**Status Report Along With Shortcomings/Incomplete Of Tower "A" Ajnara**  
**Panorama Phase-01**



SR.NO	DESCRIPTION OF ITEMS	UNIT	STATUS	REMARKS
C	TERRACE			
1	BRICK WORK	JOB	APPROX 50% COMPLETED	BOUNDARY WALLS, MUMTY, WATER TANK. REPAIRING NEEDS TO BE DONE IN MANY PLACES
2	PLASTER WORK	JOB	APPROX 60% COMPLETED	BOUNDARY WALLS, MUMTY, WATER TANK. REPAIRING NEEDS TO BE DONE IN MANY PLACES
3	TILES FLOOR	JOB	APPROX 60% COMPLETED	
4	PAINTING WORK	JOB	APPROX 10% COMPLETED	REWORK TO BE DONE
5	WATER PROOFING ON TERRACE	JOB	APPROX 50% COMPLETED	ACTUAL CAN BE IDENTIFIED AFTER TESTING BY PROFESSIONAL AGENCY AND IT SHOULD BE DONE IMMEDIATELY BECAUSE SEEPAGE AND WATER LOGGING IS FOUND IN MANY TOILETS AS PER PICTURES AND VIDEO PROVIDED.

# STATUS REPORT ALONG WITH SHORTCOMINGS

SUMMARY OF VILLAS STUDIO APARTMENT AJNARA PANORAMA



# PROJECT SITE VIEW



KBC INFRA TECH  
and Consultants



## VILLAS MAJOR BALANCE WORK PHOTOS



KBC INFRA TECH  
and Consultants



## Status Report Along With Shortcomings/Incomplete Of VILLA "A" Type Ajnara Panorama Phase-01

SR.NO	DESCRIPTION OF ITEMS	UNIT	STATUS	REMARKS
A	GROUND FLOOR MAIN ENTRANCE			
1	GROUND FLOOR STEPS AND STONE	JOB	APPROX 50% COMPLETED	PICS AND VIDEOGRAPHY ATTACHED, GLASS ARE BROKEN IN MANY PLACES
2	ENTRANCE GLASS WORK	JOB	APPROX 50% COMPLETED	
3	FRONT PARKING PAVERS / RCC ROADS	JOB	APPROX 50% COMPLETED	
4	WALLS FINISHING PAINT	JOB	APPROX 10% COMPLETED	
5	CEILING WORKS GYPSUM	JOB	APPROX 10% COMPLETED	
6	M.S. STAIR RAILINGS GROUND FLOOR TO TERRACE FLOOR	JOB	APPROX 70% COMPLETED	
8	SHAFTS	JOB	APPROX 30% COMPLETED	
9	REPAIRING OVERALL	JOB	APPROX 40% COMPLETED	

SR.NO	DESCRIPTION OF ITEMS	UNIT	STATUS	REMARKS
C	TERRACE			
1	BRICK WORK	JOB	APPROX 50% COMPLETED	Boundary walls, mumty, water tank. Repairing needs to be done in many places
2	PLASTER WORK	JOB	APPROX 40% COMPLETED	Boundary walls, mumty, water tank. Repairing needs to be done in many places
3	TILES FLOOR	JOB	APPROX 40% COMPLETED	
4	PAINTING WORK	JOB	APPROX 10% COMPLETED	Rework to be done
5	WATER PROOFING ON TERRACE	JOB	APPROX 70% COMPLETED	Actual can be identified after testing by professional agency and it should be done immediately because seepage and water logging is found in many toilets as per pictures and video provided.
E	BASEMENT			
1	ONLY STRUCTURE WORK OF BUILDING FOOT PRINT IS DONE	JOB		100% balance
2	MALBA	JOB		
F	EXTERNAL SURFACE			
1	EXTERNAL PLASTER	JOB	APPROX 30% COMPLETED	Repairing needs to be done in all the edges by cement mortar
2	EXTERNAL PAINTING	JOB	APPROX 20% COMPLETED	Repairing needs to be done in all the edges by putty

## Status Report Along With Shortcomings/Incomplete Of VILLA "B" Type Ajnara Panorama Phase-01

SR.NO	DESCRIPTION OF ITEMS	UNIT	STATUS	REMARKS
A	GROUND FLOOR MAIN ENTRANCE			
1	GROUND FLOOR STEPS AND STONE	JOB	APPROX 30% COMPLETED	PICS AND VIDEOGRAPHY ATTACHED, GLASS ARE BROKEN IN MANY PLACES
2	ENTRANCE GLASS WORK	JOB	APPROX 30% COMPLETED	
3	FRONT PARKING PAVERS / RCC ROADS	JOB	APPROX 50% COMPLETED	
4	WALLS FINISHING PAINT	JOB	APPROX 10% COMPLETED	
5	CEILING WORKS GYPSUM	JOB	APPROX 10% COMPLETED	
6	M.S. STAIR RAILINGS GROUND FLOOR TO TERRACE FLOOR	JOB	APPROX 50% COMPLETED	
8	SHAFTS	JOB	APPROX 30% COMPLETED	
9	REPAIRING OVERALL	JOB	APPROX 40% COMPLETED	

### NOTE:

1. As per our general observations in almost every flat where plaster and some flats where putty has been done, cracks are developed which can be visualized, the cracks are approx. 05 mm to 10 mm in thickness, we suggest providing POP can be a remedy to cracks.
2. Undulation in plaster is also been observed.
3. In some places, conduits can be seen as an offset in plaster which is approximately 4 to 5 mm in thickness.
4. All shaft cpvc pipes are almost broken and can be visualized as per our report.
5. Repairing needs to be done in almost each and every villa, and tiles work status is taken as per visualization but breakage can be actually identified by acid wash on floors.

# Oma living 10A Elgin Road Kolkata 70020 Area 4500 sft

32





33

# Cost management, the project cost approximately 22 crores





# KBC INFRA TECH AND CONSULTANTS

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