MAAS
ARCHITECTURE, INTERIORS, PLANNING

| Architect's Certificate* | | | |
|---|---|---|---|
| **Report for quarter ending** | | | *Dec-23* |
| **Subject** | | | Certificate of progress of construction work |
| 1. | **I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans** | | |
| | **Sr. No.** | **Particulars** | **Information** |
| | 1. | Project/Phase of the project | ***Capital Towers*** |
| | 2. | Location | Sector 26, Gurgaon Manesar Urban Complex |
| | 3. | Licensed area in acres | 6.27 Acres |
| | 4. | Area for registration in acres | 6.27 Acres |
| | 5. | HARERA registration no. | 331 of 2017 |
| | 6. | Name of licensee | Virendera Kumar Bhatnagar S/o Kishan Chand Bhatnagar C/o Emaar MGF Pvt Ltd |
| | 7. | Name of collaborator | |
| | 8. | Name of developer | EMAAR INDIA LTD (Formerly Known as EMAAR MGF LAND LIMITED) |
| 2. | **Details related to inspection are as under** | | |
| | 1. | Date of certifying of percentage of construction work/ site inspection | 01-JAN-2024 |
| | 2. | Name of Architect/ Architect's firm | Mr. Kamal Ratra / MAAS Architect |
| | 3. | Date of site inspection | 31-DEC-2023 |

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D-229, Basement, Sarvodya Enclave, New Delhi - 110017
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| | | | |
|---|---|---|---|
| 3. | **Following technical professionals are appointed by promoter: - (as applicable)** | | |
| | **Sr. No.** | **Consultants** | **Name** |
| | 1. | Site engineer | Manoj Verma |
| | 2. | Structural consultant | Ahuja Consultants Pvt Ltd |
| | 3. | Proof consultant | IIT Delhi |
| | 4. | MEP consultant | Paradise Consultants<br>Kanwar Krishen Associates Pvt Ltd |
| | 5. | Site supervisor/incharge | Manoj Sharma |
| 4. | I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure works and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard. | | |
| 5. | I also certify that as on the date, the percentage of work done in the project for each of the building/ tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/ phase is detailed in table A and table B. | | |

| | |
|---|---|
| Date: 10-01-24 | Yours faithfully,<br>KAMAL RATRA<br>CA / 92 / 14687 |
| Place: New Delhi | Signature & name (in block letters) with stamp of architect |
| Council of Architect (CoA): Registration No. | CA/92/14687 |
| Council of Architect (CoA): Registration valid till (Date) | 31.12.2031 |

| Table – A | | | | | |
|---|---|---|---|---|---|
| **Building/ Tower no. CT1 & CT2** (to be prepared separately for each building/ tower in the project/ phase of the project) | | | Capital Tower - 1-(1.75 FAR) | | |
| **A1** | **Cumulative progress of the project/phase at the end of the quarter.** | | | | |
| **Sr. No.** | **Project components** | | **Work done value during the quarter** | **Cumulative work done value till date** | **Percentage of work done to the total proposed work** |
| 1. | **Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.) | | 1.03 | 1,051.74 | 0.1% |
| 2. | **Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.) | | 3.80 | 3,871.88 | 0.1% |
| 3. | **MEP** | | | | |
| | 3.1 | Mechanical (Lifts, ventilation, etc.) | 0.54 | 551.07 | 0.1% |
| | 3.2 | Electrical (Conduiting, wiring, fixtures, etc.) | 0.82 | 834.81 | 0.1% |
| | 3.3 | Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) | 1.15 | 1,168.73 | 0.1% |
| 4. | **Finishing** | | | | |
| | 4.1 | Internal (Plaster, tilling, flooring, painting, etc. within units and common areas) | 4.44 | 4,524.25 | 0.1% |
| | 4.2 | External (Plaster, painting, facade, etc.) | 1.31 | 1335.69 | 0.1% |

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| Building/ Tower no. | Capital Tower 1 |
|---|---|

| Sr. No. | Tasks/ Activity | | Description of work done | | Percentage of total proposed work | |
|---|---|---|---|---|---|---|
| | **Sub-Structure Status** | | | | | |
| 1. | Excavation | | Completed | | 100% | |
| 2. | Laying of foundation | | | | | |
| | (i) | Raft | M – 25 Grade | | 100% | |
| | (ii) | Pile | M – 25 Grade | | 100% | |
| 3. | Number of basement(s) . . .3 Nos. | | | | | |
| | (i) | Basement Level 1 | Services Area & Parking | | | |
| | (ii) | Basement level 2* | Services Area & Parking | | 100% | |
| | (iii) | Basement Level 3 | Services Area & Parking | | 100% | |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | Sunken water proofing | | 100% | |
| | **Super-Structure Status** | | | | | |
| 5. | Total floors in the tower/ building | | 3B + G + 10 F | | 100% | |
| 6. | Total area on each floor | | 2556 sqm | | 100% | |
| 7. | Stilt floor/ ground floor | | No Stilt Floor<br>GF – 4215 sqm | | 100% | |
| 8. | Status of laying of slabs floor wise | | All Slabs laid | | 100% | |
| | Cumulative number of slabs in the building/ tower..... laid by end of quarter | | 11 | | 100% | |
| 9. | Status of construction | | | | | |
| | (i) | Partially Completed | Completed | | 100% | |
| | (ii) | Partially Completed | Completed | | 100% | |
| | (iii) | Completed | Completed | | 100% | |
| | (iv) | Partially Completed | Completed | | 100% | |
| 10. | Fixing of door and window frames in flats/ units | | Completed | | 100% | |
| 11. | Status of MEP | | Internal (within flat) | External works | Internal (within flat) | External works |
| | (i) | Mechanical works | Completed | Completed | 100% | 100% |
| | (ii) | Electrical works including wiring | Completed | Completed | 100% | 100% |
| | (iii) | Plumbing works | Completed | Completed | 100% | 100% |
| 12. | Status of wall plastering | | | | | |
| | (i) | External plaster | Completed | | 100% | |
| | (ii) | Internal plaster | Completed | | 100% | |
| 13. | Status of wall tiling | | | | | |
| | (i) | In bathroom | Completed | | 100% | |
| | (ii) | In kitchen | Completed | | 100% | |
| 14. | Status of flooring | | | | | |
| | (i) | Common areas | Completed | | 100% | |
| | (ii) | Units/ flats | Completed | | 100% | |

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| Sr. No. | Tasks/ Activity | | Description of work done | Percentage of total proposed work |
|---|---|---|---|---|
| | Sub-Structure Status | | | |
| 15. | Status of white washing | | | |
| | (i) | Internal walls | Completed | 100% |
| | (ii) | External walls | Completed | 100% |
| 16. | Status of finishing | | | |
| | (i) | Staircase with railing | Completed | 100% |
| | (ii) | Lift wells | Completed | 100% |
| | (iii) | Lift lobbies/ common areas floor wise | Completed | 100% |
| 17. | Status of installation | | | |
| | (within flat/unit) | | | |
| | (i) | Doors and windows panels | Completed | 100% |
| | (ii) | Sanitary fixtures | Completed | 100% |
| | (iii) | Modular kitchen | Completed | 100% |
| | (iv) | Electrical fittings/ lighting | Completed | 100% |
| | (v) | Gas piping (if any) | Completed | 100% |
| | (other than flat/units) | | | |
| | (vi) | Lifts installation | Completed | 100% |
| | (vii) | Overhead tanks | Completed | 100% |
| | (viii) | Underground water tank | Completed | 100% |
| | (ix) | Firefighting fitting and equipment's as per CFO NOC | Completed | 100% |
| | (x) | Electrical fittings in common areas | Completed | 100% |
| | (xi) | Compliance to conditions of environment/ CRZ NOC | Completed | 100% |
| 18. | Waterproofing of terraces | | Completed | 100% |
| 19. | Entrance lobby finishing | | Completed | 100% |
| 20. | Status of construction of compound wall | | Completed | 100% |

Note: (*) extend rows as per requirement.

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Table – B

| Sr. No. | Common areas and facilities amenities | Proposed (Yes/ No) | Percentage of work done | remarks |
|---|---|---|---|---|
| **B-1** | **Services** | | | |
| 1. | Internal roads & pavements | Yes | 100% | |
| 2. | Parking | | | |
| | Covered no. . . . . 738 | Yes | 100% | |
| | Open no. . . . . .139 | Yes | 100% | |
| 3. | Water supply | Yes | 100% | |
| 4. | Sewerage (chamber, lines, septic tanks, STP) | STP | 100% | |
| 5. | Storm water drains | Yes | 100% | |
| 6. | Landscaping & tree plantation | Yes | 100% | |
| 7. | Parks and playgrounds | Yes | 100% | |
| | Fixing of children play equipment's | NA | 100% | |
| | Benches | Yes | 100% | |
| 8. | Shopping area | Yes | 100% | |
| 9. | Street lighting/ electrification | Yes | 100% | |
| 10. | Treatment and disposal of sewage and sullage water/ STP | STP | 100% | |
| 11. | Solid waste management & disposal | Yes | 100% | |
| 12. | Water conservation, rainwater, harvesting, percolating well/ pit | Yes; RWH its | 100% | |
| 13. | Energy management (solar) | Yes | 100% | |
| 14. | Fire protection and fire safety requirements | Yes | 100% | |
| 15. | Electrical meter room, sub-station, receiving station | Yes | 100% | |
| 16. | Other (option to add more) | Yes | 100% | |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community Centre | NA | | |
| 18. | others | NA | | |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| 19. | Schools | NA | | |
| 20. | Dispensary | NA | | |
| 21. | Club | NA | | |
| 22. | Others | NA | | |
| **B-4** | **Services/ facilities to be transferred to competent authority** | | | |
| 23. | * | | | |

Note: (*) extend as per requirement

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| Table – A | | | | | |
|---|---|---|---|---|---|
| **Building/ Tower no. CT1 & CT2** (to be prepared separately for each building/ tower in the project/ phase of the project) | | | Capital Tower - 2-(3 FAR) | | |
| **A1** | **Cumulative progress of the project/phase at the end of the quarter.** | | | | |
| **Sr. No.** | **Project components** | | **Work done value during the quarter** | **Cumulative work done value till date** | **Percentage of work done to the total proposed work** |
| 1. | **Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.) | | 0.23 | 995.84 | 0% |
| 2. | **Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.) | | 0.85 | 3,666.09 | 0% |
| 3. | **MEP** | | | | |
| | 3.1 | Mechanical (Lifts, ventilation, etc.) | 0.12 | 554.63 | 0 % |
| | 3.2 | Electrical (Conduiting, wiring, fixtures, etc.) | 0.18 | 835.19 | 0 % |
| | 3.3 | Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) | 0.26 | 1,175.27 | 0 % |
| 4. | **Finishing** | | | | |
| | 4.1 | Internal (Plaster, tilling, flooring, painting, etc. within units and common areas) | 0.99 | 4505.85 | 0 % |
| | 4.2 | External (Plaster, painting, facade, etc.) | 0.29 | 1501.93 | 0 % |
| | | | | | |

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| Building/ Tower no. | Capital Tower 2 |
|---|---|

| Sr. No. | Tasks/ Activity | | Description of work done | | Percentage of total proposed work | |
|---|---|---|---|---|---|---|
| | **Sub-Structure Status** | | | | | |
| 1. | Excavation | | Completed | | 100% | |
| 2. | Laying of foundation | | | | | |
| | (i) | Raft | Completed | | 100% | |
| | (ii) | Pile | Completed | | 100% | |
| 3. | Number of basement(s) . . .3 Nos. | | | | | |
| | (i) | Basement Level 1 | Services Area & Parking | | | |
| | (ii) | Basement level 2* | Services Area & Parking | | 100% | |
| | (iii) | Basement Level 3 | Services Area & Parking | | 100% | |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | Completed | | 100% | |
| | **Super-Structure Status** | | | | | |
| 5. | Total floors in the tower/ building | | 3B + G + 11 F | | 100% | |
| 6. | Total area on each floor | | 1501 sqm | | 100% | |
| 7. | Stilt floor/ ground floor | | No Stilt Floor<br>GF – 1932 sqm | | 100% | |
| 8. | Status of laying of slabs floor wise | | Complete | | 100% | |
| | Cumulative number of slabs in the building/ tower..... laid by end of quarter | | All Slab Completed | | 100% | |
| 9. | Status of construction | | | | | |
| | (i) | Walls on floors | Completed | | 100% | |
| | (ii) | Staircase | Completed | | 100% | |
| | (iii) | Lift wells along with water proofing | Complete | | 100% | |
| | (iv) | Lift lobbies/ common areas floor wise | Complete | | 100% | |
| 10. | Fixing of door and window frames in flats/ units | | Complete | | 100% | |
| 11. | Status of MEP | | Internal (within flat) | External works | Internal (within flat) | External works |
| | (i) | Mechanical works | Completed | | 100% | |
| | (ii) | Electrical works including wiring | Completed | | 100% | |
| | (iii) | Plumbing works | Completed | | 100% | |
| 12. | Status of wall plastering | | | | | |
| | (i) | External plaster/ Façade | Completed | | 100% | |
| | (ii) | Internal plaster | Completed | | 100% | |
| 13. | Status of wall tiling | | | | | |
| | (i) | In bathroom | Completed | | 100% | |
| | (ii) | In kitchen | Completed | | 100% | |
| 14. | Status of flooring | | | | | |
| | (i) | Common areas | Completed | | 100% | |
| | (ii) | Units/ flats | Completed | | 100% | |

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| Sr. No. | Tasks/ Activity | | Description of work done | Percentage of total proposed work |
|---|---|---|---|---|
| | Sub-Structure Status | | | |
| 15. | Status of white washing | | | |
| | (i) | Internal walls | Completed | 100% |
| | (ii) | External walls | Completed | 100% |
| 16. | Status of finishing | | | |
| | (i) | Staircase with railing | Completed | 100% |
| | (ii) | Lift wells | Completed | 100% |
| | (iii) | Lift lobbies/ common areas floor wise | Completed | 100% |
| 17. | Status of installation | | | |
| | (within flat/unit) | | | |
| | (i) | Doors and windows panels | Completed | 100% |
| | (ii) | Sanitary fixtures | Completed | 100% |
| | (iii) | Modular kitchen | Completed | 100% |
| | (iv) | Electrical fittings/ lighting | Completed | 100% |
| | (v) | Gas piping (if any) | NA | |
| | (other than flat/units) | | | |
| | (vi) | Lifts installation | Completed | 100% |
| | (vii) | Overhead tanks | Completed | 100% |
| | (viii) | Underground water tank | Completed | 100% |
| | (ix) | Firefighting fitting and equipment's as per CFO NOC | Completed | 100% |
| | (x) | Electrical fittings in common areas | Completed | 100% |
| | (xi) | Compliance to conditions of environment/ CRZ NOC | Completed | 100% |
| 18. | Waterproofing of terraces | | Completed | 100% |
| 19. | Entrance lobby finishing | | Completed | 100% |
| 20. | Status of construction of compound wall | | Completed | 100% |

Note: (*) extend rows as per requirement

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**Table – B**

| Sr. No. | Common areas and facilities amenities | Proposed (Yes/ No) | Percentage of work done | remarks |
|---|---|---|---|---|
| **B-1** | **Services** | | | |
| 1. | Internal roads & pavements | Yes | 100% | |
| 2. | Parking | | | |
| | Covered no. . . . . 253 | Yes | 100% | |
| | Open no. . . . . .123 | Yes | 100% | |
| 3. | Water supply | Yes | 100% | |
| 4. | Sewerage (chamber, lines, septic tanks, STP) | Yes STP | 100% | |
| 5. | Storm water drains | Yes | 100% | |
| 6. | Landscaping & tree plantation | Yes | 100% | |
| 7. | Parks and playgrounds | NA | | |
| | Fixing of children play equipment's | NA | | |
| | Benches | Yes | 100% | |
| 8. | Shopping area | Yes | 100% | |
| 9. | Street lighting/ electrification | Yes | 100% | |
| 10. | Treatment and disposal of sewage and sullage water/ STP | Yes,STP | 100% | |
| 11. | Solid waste management & disposal | Yes | 100% | |
| 12. | Water conservation, rainwater, harvesting, percolating well/ pit | Yes; RWH pits | 100% | |
| 13. | Energy management (solar) | Yes | 100% | |
| 14. | Fire protection and fire safety requirements | Yes | 100% | |
| 15. | Electrical meter room, sub-station, receiving station | Yes | 100% | |
| 16. | Other (option to add more) | | | |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community Centre | NA | | |
| 18. | others | NA | | |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| 19. | Schools | NA | | |
| 20. | Dispensary | NA | | |
| 21. | Club | NA | | |
| 22. | Others | NA | | |
| **B-4** | **Services/ facilities to be transferred to competent authority** | | | |
| 23. | * | | | |

Note: (*) extend as per requirement

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