



A unit of Planners Consultancy Pvt. Ltd.
CIN no. U74140DL2013PTC253810

Reg Add. B35, GF, South Extension 2,
New Delhi 110049

Office. 1023, 10th Floor, JMD Megapolis
Sector 48, Gurgaon 122001

Annexure A

Architect's Certificate*		
Report for quarter ending	31.12.2022	
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
		Green Valley / Independent Floors
	2.	Location
		Sec 35, Sohna, Gurugram
	3.	Licensed area in acres
		12.41875 Acres
	4.	Area for registration in acres
		0.3472 Acres
	5.	HARERA registration no.
		47 of 2021
	6.	Name of licensee
		M/s.Lion Infradevelopers LLP, M/s.Vibhor Home Developers Private Limited, M/s. Vallabham Buildcon private limited
	7.	Name of collaborator
		M/s.Lion Infradevelopers LLP
	8.	Name of developer
		M/s.Lion Infradevelopers LLP
2.	Details related to inspection are as under	
	1.	Date of certifying of percentage of construction work/ site inspection
		31.12.2022
	2.	Name of Architect/ Architect's firm
		PLANNERS CONSULTANCY PVT. LTD
	3.	Date of site inspection
		31.12.2022

On the letter head of the architect firm

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3	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1	Site engineer	Mahender Gautam
	2	Structural consultant	Keen Associates Pvt. Ltd.
	3	Proof consultant	Rhythm Ventures
	4	MEP consultant	Prifactor Engineers
	5	Site supervisor/incharge	Mahender Gautam
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 01.01.2023

Yours faithfully,

Place: Gurugram

Signature & name (in block letters) with
stamp of architect

Council of architects (CoA) : CA/2010/50178
registration no.

Council of architects (CoA) : 31/12/2031
registration valid till (date)

AR. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484



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Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		TYPE -F		
A1	Cumulative progress of the project/phase at the end of the quarter.			
Sr. No.	Project components	Work done value during the quarter (INR in Lakh)	Cumulative work done value till date (INR in Lakh)	Percentage of work done to the total proposed work
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	NIL	3.29	95%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	39.32	39.32	24 %
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	NIL	NIL	NIL
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	NIL	NIL	NIL
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	0.82	1%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	NIL	NIL	NIL
	4.2 External (plaster, painting, facade, etc.)	NIL	NIL	NIL





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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	NA		NA	
3.	Number of basement(s)					
	(i)	Basement Level 1	NA		NA	
	(ii)	Basement level 2*	NA		NA	
4.	Waterproofing of the above sub-structure (wherever applicable)		NOT STARTED YET		NIL	
	Super-Structure Status					
5.	Total floors in the tower/ building		STILT +4TH		24%	
6.	Total area on each floor		707.52 Sq. ft		NIL	
7.	Stilt floor/ ground floor		Work In Progress		90%	
8.	Status of laying of slabs floor wise		2		20%	
	Cumulative number of slabs in the building/ tower.....laid by end of quarter		2		20%	
9.	Status of construction					
	(i)	Walls on floors	NOT STARTED YET		0%	
	(ii)	Staircase	STILT+1 ST		20%	
	(iii)	Lift wells along with water proofing	NOT STARTED YET		0%	
	(iv)	Lift lobbies/ common areas floor wise	NOT STARTED YET		0%	
10.	Fixing of door and window frames in flats/ units		NOT STARTED YET			
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NOT STARTED YET		0%	
	(ii)	Electrical works including wiring	NOT STARTED YET		0%	
	(iii)	Plumbing works	NOT STARTED YET		0%	
12.	Status of wall plastering					
	(i)	External plaster	NOT STARTED YET		0%	
	(ii)	Internal plaster	NOT STARTED YET		0%	
13.	Status of wall tiling					
	(i)	In bathroom	NOT STARTED YET		0%	
	(ii)	In kitchen	NOT STARTED YET		0%	
14.	Status of flooring					
	(i)	Common areas	NOT STARTED YET		0%	
	(ii)	Units/ flats	NOT STARTED YET		0%	





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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	NOT STARTED YET	0%
	(ii)	External walls	NOT STARTED YET	0%
16.	Status of finishing			
	(i)	Staircase with railing	NOT STARTED YET	0%
	(ii)	Lift wells	NOT STARTED YET	0%
	(iii)	Lift lobbies/ common areas floor wise	NOT STARTED YET	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	NOT STARTED YET	0%
	(ii)	Sanitary fixtures	NOT STARTED YET	0%
	(iii)	Modular kitchen	NOT STARTED YET	0%
	(iv)	Electrical fittings/ lighting	NOT STARTED YET	0%
	(v)	Gas piping (if any)	NOT STARTED YET	0%
	(other than flat/units)			
	(vi)	Lifts installation	NOT STARTED YET	0%
	(vii)	Overhead tanks	NOT STARTED YET	0%
	(viii)	Underground water tank	N/A	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NOT STARTED YET	0%
	(x)	Electrical fittings in common areas	NOT STARTED YET	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	NOT STARTED YET	0%
18.	Waterproofing of terraces		NOT STARTED YET	0%
19.	Entrance lobby finishing		NOT STARTED YET	0%
20.	Status of construction of compound wall		NOT STARTED YET	0%

Note: (*) extend rows as per requirement.





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Table – B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage work done	of	remarks
B-1	Services				
1.	Internal roads & pavements	YES	100%		
2.	Parking	NIL	NIL		
	Covered no.	NIL	NIL		
	Open no.	NIL	NIL		
3.	Water supply	YES	100%		
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	100%		
5.	Storm water drains	YES	100%		
6.	Landscaping & tree plantation	YES	60%		
7.	Parks and playgrounds	YES	90%		
	Fixing of children play equipment's	YES	0		Not Yet Started
	Benches	YES	0		Not Yet Started
8.	Shopping area	NA	NA		
9.	Street lighting/ electrification	YES	100%		
10.	Treatment and disposal of sewage and sullage water/ STP	YES	100%		
11.	Solid waste management & disposal	YES	0%		Not Yet Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	100%		
13.	Energy management (solar)	NIL	NIL		
14.	Fire protection and fire safety requirements	NIL	NIL		
15.	Electrical meter room, sub-station, receiving station	YES	100%		
16.	Other (option to add more)	NIL	NIL		
B-2	Community building to be transferred to RWA				
17.	Community centre	NIL	NIL		
18.	others	NIL	NIL		
B-3	Community buildings not to be transferred to RWA/competent authority	NIL	NIL		
19.	Schools	NIL	NIL		
20.	Dispensary	NIL	NIL		
21.	Club	NIL	NIL		
22.	Others	NIL	NIL		
B-4	Services/ facilities to be transferred to competent authority	NIL	NIL		
23.	*				

Note: (*) extend as per requirement

