


Architect's Certificate¹		
Report for quarter ended	31 ST December 2019	
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	Elevate Phase - I
2.	Location	Village Behrampur, Sector-59, Gurugram
3.	Licensed area in acres	8.91875
4.	Area for registration in acres	5.95
5.	HARERA registration no.	19 of 2019

	6.	Name of licensee	<p>License no. 16 of 2008 :</p> <p>1) BTVS Buildwell Pvt. Ltd. 2) Adson Software Pvt. Ltd. 3) Bulls Realtors Pvt. Ltd. 4) Commander Realtors Pvt. Ltd. 5) Fiverivers Developers Pvt. Ltd. 6) Fiverivers Townships Pvt. Ltd. 7) Ornamental Realtors Pvt. Ltd. 8) Aspirant Builders Pvt. Ltd.</p> <p>License no. 28 of 2008 :</p> <p>1) BTVS Buildwell Pvt. Ltd. 2) Golden View Builders Pvt. Ltd. 3) Hii Energy Realtors Pvt. Ltd. 4) Base Exports Pvt. Ltd. 5) Adson Software Pvt. Ltd. 6) Bulls Realtors Pvt. Ltd. 7) Commander Realtors Pvt. Ltd. 8) Fiverivers Developers Pvt. Ltd. 9) Ornamental Realtors Pvt. Ltd. 10) Aspirant Builders Pvt. Ltd.</p> <p>License no. 44 of 2011 :</p> <p>1) Commander Realtors Pvt. Ltd. 2) BTVS Buildwell Pvt. Ltd. 3) Golden View Builders Pvt. Ltd. 4) Hii Energy Realtors Pvt. Ltd. 5) Base Exports Pvt. Ltd. 6) Adson Software Pvt. Ltd. 7) Bulls Realtors Pvt. Ltd. 8) Fiverivers Buildcon Pvt. Ltd.</p>
	7.	Name of collaborator	Heritage Max Realtech Pvt. Ltd.
	8.	Name of developer	Heritage Max Realtech Pvt. Ltd.
2.	Details related to inspection are as under		


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1.	Date of certifying of percentage of construction work/ site inspection	31-December-2019
2.	Name of Architect/ Architect's firm	Arcop associates Private Limited
3.	Date of site inspection	31-December -2019

3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	Consultants
		Name
	1.	Site engineer
		Gopal Gairola
	2.	Structural consultant
		Vintech Consultant (Mr. Vinod Jain)
	3.	Proof consultant
		Mehro Consultants
	4.	MEP consultant
		Sanelac Consultants Pvt Ltd
	5.	Site supervisor/incharge
		Avinash Nagpal
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.	



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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 : 14/01/2020

Yours faithfully,

Place : Gurgaon


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

Council of architects (CoA) : CA/2001/27447
registration no.

Stamp of Habib Alam, Architect
Council of Architecture
Registration No.: CA/2001/27447

Council of architects (CoA) : 31-12-2027
registration valid till (date)

Table - A

Building/ Tower no.		Tower-A		
(to be prepared separately for each building/ tower in the project/ phase of the project)				
A1	Cumulative progress of the project/phase at the end of the quarter.			
Sr. No.	Project components	Work done value during the quarter (in rupees)	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.)	6	11	8%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	0	0	0
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0	0	0
3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0
3.3	Plumbing & Firefighting (piping, pumps and pump	0	0	0

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		room, fixtures, etc.)			
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0
	4.2	External (plaster, painting, facade, etc.)	0	0	0
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work	
	Sub-Structure Status				
1.	Excavation		Complete	100 %	
2.	Laying of foundation				
	(i)	Raft	Complete	100 %	
	(ii)	Pile	0	0	
3.	Number of basement(s)				
	(i)	Basement Level 1	0	0	
	(ii)	Basement level 2*	0	0	
4.	Waterproofing of the above sub-structure (wherever applicable)		0	0	
	Super-Structure Status				
5.	Total floors in the tower/ building		0	0	
6.	Total area on each floor		0	0	

7.	Stilt floor/ ground floor		0	0		
8.	Status of laying of slabs floor wise		0	0		
	Cumulative number of slabs in the building/ tower laid by end of quarter		0	0		
9.	Status of construction					
	(i)	Walls on floors	0	0		
	(ii)	Staircase	0	0		
	(iii)	Lift wells along with water proofing	0	0		
	(iv)	Lift lobbies/ common areas floor wise	0	0		
10.	Fixing of door and window frames in flats/ units		0	0		
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0	0		
	(ii)	Electrical works including wiring	0	0		
	(iii)	Plumbing works	0	0		
12.	Status of wall plastering					
	(i)	External plaster	0	0		
	(ii)	Internal plaster	0	0		
13.	Status of wall tiling					
	(i)	In bathroom	0	0		
	(ii)	In kitchen	0	0		

14.	Status of flooring			
	(i)	Common areas	0	0
	(ii)	Units/ flats	0	0
15.	Status of white washing		0	0
	(i)	Internal walls	0	0
	(ii)	External walls	0	0
16.	Status of finishing			
	(i)	Staircase with railing	0	0
	(ii)	Lift wells	0	0
	(iii)	Lift lobbies/ common areas floor wise	0	0
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	0	0
	(ii)	Sanitary fixtures	0	0
	(iii)	Modular kitchen	0	0
	(iv)	Electrical fittings/ lighting	0	0
	(v)	Gas piping (if any)	0	0
	(other than flat/units)			
	(vi)	Lifts installation	0	0
	(vii)	Overhead tanks	0	0
	(viii)	Underground water tank	0	0
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0	0

	(x)	Electrical fittings in common areas	0	0
	(xi)	Compliance to conditions of environment/ CRZ NOC	0	0
18.		Waterproofing of terraces	0	0
19.		Entrance lobby finishing	0	0
20.		Status of construction of compound wall	0	0

Note: (*) extend rows as per requirement.


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Table – B Tower-A

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	Services			
1.	Internal roads & pavements	Yes	0	
2.	Parking	Yes	0	
	Covered no.	Yes	0	
	Open no.	Yes	0	
3.	Water supply	Yes	0	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0	
5.	Storm water drains	Yes	0	
6.	Landscaping & tree plantation	Yes	0	
7.	Parks and playgrounds	Yes	0	
	Fixing of children play equipment's	Yes	0	
	Benches	Yes	0	
8.	Shopping area	Yes	0	
9.	Street lighting/ electrification	Yes	0	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0	
11.	Solid waste management & disposal	Yes	0	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0	
13.	Energy management (solar)	Yes	0	
14.	Fire protection and fire safety requirements	Yes	0	
15.	Electrical meter room, sub-station, receiving station	Yes	0	


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16.	Other (option to add more)	NA	0	
B-2	Community building to be transferred to RWA			
17.	Community centre	Yes	0	
18.	others	NA		
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	NA		
20.	Dispensary	NA		
21.	Club	Yes	0	
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. (to be prepared separately for each building/ tower in the project/ phase of the project)		Tower-B		
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
5.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	6	8.08	6%
6.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	0		0
7.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	0	0	0
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	0	0	0
	3.3 Plumbing & Firefighting (piping, pumps and pump	0	0	0

		room, fixtures, etc.)			
8.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0
	4.2	External (plaster, painting, facade, etc.)	0	0	0
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work	
	Sub-Structure Status				
21.	Excavation		Complete	100 %	
22.	Laying of foundation				
	(iii)	Raft	Complete	100 %	
	(iv)	Pile	0	0	
23.	Number of basement(s)				
	(iii)	Basement Level 1	0	0	
	(iv)	Basement level 2*	0	0	
24.	Waterproofing of the above sub- structure (wherever applicable)		0	0	
	Super-Structure Status				
25.	Total floors in the tower/ building		0	0	
26.	Total area on each floor		0	0	

27.	Stilt floor/ ground floor		0	0		
28.	Status of laying of slabs floor wise		0	0		
	Cumulative number of slabs in the building/ tower laid by end of quarter		0	0		
29.	Status of construction					
	(v)	Walls on floors	0	0		
	(vi)	Staircase	0	0		
	(vii)	Lift wells along with water proofing	0	0		
	(viii)	Lift lobbies/ common areas floor wise	0	0		
30.	Fixing of door and window frames in flats/ units		0	0		
31.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(iv)	Mechanical works	0	0		
	(v)	Electrical works including wiring	0	0		
	(vi)	Plumbing works	0	0		
32.	Status of wall plastering					
	(iii)	External plaster	0	0		
	(iv)	Internal plaster	0	0		
33.	Status of wall tiling					
	(iii)	In bathroom	0	0		
	(iv)	In kitchen	0	0		

34.	Status of flooring			
	(iii)	Common areas	0	0
	(iv)	Units/ flats	0	0
35.	Status of white washing		0	0
	(iii)	Internal walls	0	0
	(iv)	External walls	0	0
36.	Status of finishing			
	(iv)	Staircase with railing	0	0
	(v)	Lift wells	0	0
	(vi)	Lift lobbies/ common areas floor wise	0	0
37.	Status of installation			
	(within flat/unit)			
	(xii)	Doors and windows panels	0	0
	(xiii)	Sanitary fixtures	0	0
	(xiv)	Modular kitchen	0	0
	(xv)	Electrical fittings/ lighting	0	0
	(xvi)	Gas piping (if any)	0	0
	(other than flat/units)			
	(xvii)	Lifts installation	0	0
	(xviii)	Overhead tanks	0	0
	(xix)	Underground water tank	0	0
	(xx)	Firefighting fitting and equipment's as per CFO NOC	0	0

	(xxi)	Electrical fittings in common areas	0	0
	(xxii)	Compliance to conditions of environment/ CRZ NOC	0	0
38.		Waterproofing of terraces	0	0
39.		Entrance lobby finishing	0	0
40.		Status of construction of compound wall	0	0

Note: (*) extend rows as per requirement.


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Table – B Tower B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	Services			
24.	Internal roads & pavements	Yes	0	
25.	Parking	Yes	0	
	Covered no.....	Yes	0	
	Open no.....	Yes	0	
26.	Water supply	Yes	0	
27.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0	
28.	Storm water drains	Yes	0	
29.	Landscaping & tree plantation	Yes	0	
30.	Parks and playgrounds	Yes	0	
	Fixing of children play equipment's	Yes	0	
	Benches	Yes	0	
31.	Shopping area	Yes	0	
32.	Street lighting/ electrification	Yes	0	
33.	Treatment and disposal of sewage and sullage water/ STP	Yes	0	
34.	Solid waste management & disposal	Yes	0	
35.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0	
36.	Energy management (solar)	Yes	0	
37.	Fire protection and fire safety requirements	Yes	0	
38.	Electrical meter room, sub-station, receiving station	Yes	0	

39.	Other (option to add more)	NA		
B-2	Community building to be transferred to RWA			
40.	Community centre	Yes	0	
41.	others	NA		
B-3	Community buildings not to be transferred to RWA/competent authority			
42.	Schools	NA		
43.	Dispensary	NA		
44.	Club	Yes	0	
45.	Others	NA		
B-4	Services/ facilities to be transferred to competent authority			
46.	*			

Note: (*) extend as per requirement


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Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		Tower-C		
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
9.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	4	4	5%
10.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	0	0	0
11.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	0	0	0
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	0	0	0

	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0
12.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0
	4.2	External (plaster, painting, facade, etc.)	0	0	0
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work	
	Sub-Structure Status				
41.	Excavation		0	0	
42.	Laying of foundation				
	(v)	Raft	Complete	100%	
	(vi)	Pile	0	0	
43.	Number of basement(s)				
	(v)	Basement Level 1	0	0	
	(vi)	Basement level 2*	0	0	
44.	Waterproofing of the above sub- structure (wherever applicable)		0	0	
	Super-Structure Status				
45.	Total floors in the tower/ building		0	0	

46.	Total area on each floor		0		0	
47.	Stilt floor/ ground floor		0		0	
48.	Status of laying of slabs floor wise		0		0	
	Cumulative number of slabs in the building/ tower laid by end of quarter		0		0	
49.	Status of construction					
	(ix)	Walls on floors	0		0	
	(x)	Staircase	0		0	
	(xi)	Lift wells along with water proofing	0		0	
	(xii)	Lift lobbies/ common areas floor wise	0		0	
50.	Fixing of door and window frames in flats/ units		0		0	
51.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(vii)	Mechanical works	0		0	
	(viii)	Electrical works including wiring	0		0	
	(ix)	Plumbing works	0		0	
52.	Status of wall plastering					
	(v)	External plaster	0		0	
	(vi)	Internal plaster	0		0	
53.	Status of wall tiling					
	(v)	In bathroom	0		0	

	(vi)	In kitchen	0	0
54.	Status of flooring			
	(v)	Common areas	0	0
	(vi)	Units/ flats	0	0
55.	Status of white washing		0	0
	(v)	Internal walls	0	0
	(vi)	External walls	0	0
56.	Status of finishing			
	(vii)	Staircase with railing	0	0
	(viii)	Lift wells	0	0
	(ix)	Lift lobbies/ common areas floor wise	0	0
57.	Status of installation			
	(within flat/unit)			
	(xxiii)	Doors and windows panels	0	0
	(xxiv)	Sanitary fixtures	0	0
	(xxv)	Modular kitchen	0	0
	(xxvi)	Electrical fittings/ lighting	0	0
	(xxvii)	Gas piping (if any)	0	0
	(other than flat/units)			
	(xxviii)	Lifts installation	0	0
	(xxix)	Overhead tanks	0	0
	(xxx)	Underground water tank	0	0

	(xxxii)	Firefighting fitting and equipment's as per CFO NOC	0	0
	(xxxii)	Electrical fittings in common areas	0	0
	(xxxii)	Compliance to conditions of environment/ CRZ NOC	0	0
58.		Waterproofing of terraces	0	0
59.		Entrance lobby finishing	0	0
60.		Status of construction of compound wall	0	0

Note: (*) extend rows as per requirement.

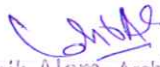
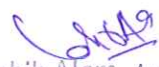

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Table – B Tower C

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	Services			
47.	Internal roads & pavements	Yes	0	
48.	Parking	Yes	0	
	Covered no.	Yes	0	
	Open no.	Yes	0	
49.	Water supply	Yes	0	
50.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0	
51.	Storm water drains	Yes	0	
52.	Landscaping & tree plantation	Yes	0	
53.	Parks and playgrounds	Yes	0	
	Fixing of children play equipment's	Yes	0	
	Benches	Yes	0	
54.	Shopping area	Yes	0	
55.	Street lighting/ electrification	Yes	0	
56.	Treatment and disposal of sewage and sullage water/ STP	Yes	0	
57.	Solid waste management & disposal	Yes	0	
58.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0	
59.	Energy management (solar)	Yes	0	
60.	Fire protection and fire safety requirements	Yes	0	
61.	Electrical meter room, sub-station, receiving station	Yes	0	

62.	Other (option to add more)	NA		
B-2	Community building to be transferred to RWA			
63.	Community centre	Yes	0	
64.	others	NA		
B-3	Community buildings not to be transferred to RWA/competent authority			
65.	Schools	NA		
66.	Dispensary	NA		
67.	Club	Yes	0	
68.	Others	NA		
B-4	Services/ facilities to be transferred to competent authority			
69.	*			

Note: (*) extend as per requirement


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