

Annexure-A

Architect's Certificate*			
Report for quarter ending		31st December 2022	
Subject		Certificate of progress of construction work	
1.	I, KULMEET SHANGARI has 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	Elan EPIC
	2.	Location	Sector 70, Gurugram
	3.	Licensed area in acres	4 Acres
	4.	Area for registration in acres	3.525 Acres
	5.	HARERA registration No.	RC/REP/HARERA/GGM/2018/30
	6.	Name of licensee	Elan Limited
	7.	Name of collaborator	NA
	8.	Name of developer	Elan Limited
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	09-01-2023
	2.	Name of Architect/Architect's firm	KULMEET SHANGARI (ACPL Design Ltd.)
	3.	Date of site inspection	31st December 2022
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Anil Kumar Gautam
	2.	Structural consultant	Perceptive Idea
	3.	Proof consultant	Isha Consultant (P) Ltd.
	4.	MEP consultant	CP Vidya Associates, Dew point Consultants Pvt. Ltd., Ampower Consultancy Services.
	5.	Site supervisor/incharge	Saurabh Gupta

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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 : 09-01-2023

Place : New Delhi

Council of architects (CoA) registration No. : CA/97/21741

Council of architects (CoA) registration valid till (date) : 31.12.2024

Yours faithfully,



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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/phase of the project)			ELAN EPIC (Entire project is one building)		
A1	Cumulative progress of the project/phase at the end of the quarter. (In Lacs)				
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)		12	5061	NA
2.	Super structure (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		542	3823	NA
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	19	691	NA
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	102	419	NA
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	172	855	NA
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	257	448	NIL
	4.2	External (plaster, painting, facade, etc.)	820	1022	NIL
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)				
	(i)	Basement Level 1	Completed	100%	
	(ii)	Basement level 2 & 3	Completed	100%	




4.	Waterproofing of the above sub-structure (wherever applicable)		In Progress		80%	
	Super-Structure Status					
5.	Total floors in the tower/ building		6		6	
6.	Total area on each floor		NA		NA	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		In progress		95%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		In progress		97%	
9.	Status of construction					
	(i)	Walls on floors	In progress		95%	
	(ii)	Staircase	In progress		95%	
	(iii)	Lift wells along with water proofing	In progress		95%	
	(iv)	Lift lobbies/ common areas floor wise	In progress		85%	
10.	Fixing of door and window frames in flats/ units		NIL		NIL	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	In progress		75%	
	(ii)	Electrical works including wiring	In progress		85%	
	(iii)	Plumbing works	In progress		85%	
12.	Status of wall plastering					
	(i)	External plaster	In progress		65%	
	(ii)	Internal plaster	In progress		80%	
13.	Status of wall tiling					
	(i)	In bathroom	In progress		80%	
	(ii)	In kitchen	NIL		NIL	
14.	Status of flooring					
	(i)	Common areas	In progress		80%	
	(ii)	Units/ flats	NIL		NIL	
15.	Status of white washing					
	(i)	Internal walls	In progress		75%	
	(ii)	External walls	In progress		75%	
16.	Status of finishing					
	(i)	Staircase with railing	In progress		60%	




	(ii)	Lift wells	In progress	80%
	(iii)	Lift lobbies/ common areas floor wise	In progress	70%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	NIL	70%
	(ii)	Sanitary fixtures	NIL	NIL
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NIL	65%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	NIL	20%
	(vii)	Overhead tanks	NIL	40%
	(viii)	Underground water tank	In progress	100%
	(ix)	Firefighting fitting and equipment "as per CFO NOC	In progress	70%
	(x)	Electrical fittings in common areas	In progress	70%
	(xi)	Compliance to conditions of environment/ CRZ NOC	NIL	NIL
18.	Waterproofing of terraces		NIL	50%
19.	Entrance lobby finishing		NIL	70%
20.	Status of construction of compound wall		In progress	80%

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	55%	
2.	Parking			
	Covered no. .572.....	YES	25%	
	Open no. . . . Nil	YES	NIL	
3.	Water supply	YES	25%	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	60%	
5.	Storm water drains	YES	40%	
6.	Landscaping & tree plantation	YES	NIL	
7.	Parks and playgrounds	NA	NIL	
	Fixing of children play equipment's	NA	NIL	
	Benches	NA	NIL	
8.	Shopping area	YES	NIL	
9.	Street lighting/ electrification	YES	45%	
10.	Treatment and disposal of sewage and sullage water/ STP	YES	35%	
11.	Solid waste management & disposal	YES	NIL	
12.	Waterconservation, rain water, harvesting, percolating well/pit	YES	30%	
13.	Energy management (solar)	YES	NIL	
14.	Fire protection and fire safety requirements	YES	20%	
15.	Electrical meter room, sub-station, receiving station	YES	10%	
16.	Other (option to add more)	--	NIL	
B-2	Community building to be transferred to RWA			
17.	Community centre	NO	NO	
18.	Others	--	--	
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	NO	NO	
20.	Dispensary	NO	NO	
21.	Club	NO	NO	
22.	Others	--	--	
B-4	Services/ facilities to be transferred to competent authority			
23.	*	--	--	

Note: (*) extend as per requirement


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