

## Annexure A

| Architect's Certificate <sup>1</sup> |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                  |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report for quarter ending            | 31 March 2023                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                  |
| Subject                              | Certificate of percentage of completion of construction work of the project at the end of the quarter:                                                                                                                                |                                                                                                                                                                                                                                                                                  |
| 1.                                   | We have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant. |                                                                                                                                                                                                                                                                                  |
|                                      | Sr. No.                                                                                                                                                                                                                               | Particulars                                                                                                                                                                                                                                                                      |
|                                      |                                                                                                                                                                                                                                       | Information                                                                                                                                                                                                                                                                      |
|                                      | 1.                                                                                                                                                                                                                                    | Project/Phase of the project                                                                                                                                                                                                                                                     |
|                                      |                                                                                                                                                                                                                                       | Industrial Plotted colony for 557.777 acres, Sector 5, 7A & 7B and 8, Model Economic Township Limited.                                                                                                                                                                           |
|                                      | 2.                                                                                                                                                                                                                                    | Location                                                                                                                                                                                                                                                                         |
|                                      |                                                                                                                                                                                                                                       | Sector 5, 7A & 7B, Village Dadri Toi, Sondhi, and Yakubpur, District Jhajar                                                                                                                                                                                                      |
|                                      | 3.                                                                                                                                                                                                                                    | Licensed area in acres                                                                                                                                                                                                                                                           |
|                                      |                                                                                                                                                                                                                                       | 1034.59375 acres                                                                                                                                                                                                                                                                 |
|                                      | 4.                                                                                                                                                                                                                                    | Area for registration in acres                                                                                                                                                                                                                                                   |
|                                      |                                                                                                                                                                                                                                       | 557.777 acres                                                                                                                                                                                                                                                                    |
|                                      | 5.                                                                                                                                                                                                                                    | HARERA registration no.                                                                                                                                                                                                                                                          |
|                                      |                                                                                                                                                                                                                                       | Registration number 135 of 2017 dated 28.08.2017 (88.725 acres) and Registration Number HRERA-PKL-JJR-6-2018 dated 27.04.2018 (472.3875 acres) and corrigendum HRERA-95-2020 dated 13.03.2020, corrigendum HRERA-129-2021 dated 30.03.2021 & <b>Corrigendum dated 29.09.2022</b> |
|                                      | 6.                                                                                                                                                                                                                                    | Name of licensee                                                                                                                                                                                                                                                                 |
|                                      |                                                                                                                                                                                                                                       | Model Economic Township Limited                                                                                                                                                                                                                                                  |
|                                      | 7.                                                                                                                                                                                                                                    | Name of collaborator                                                                                                                                                                                                                                                             |
|                                      |                                                                                                                                                                                                                                       | Not applicable                                                                                                                                                                                                                                                                   |
|                                      | 8.                                                                                                                                                                                                                                    | Name of developer                                                                                                                                                                                                                                                                |
|                                      |                                                                                                                                                                                                                                       | Model Economic Township Limited                                                                                                                                                                                                                                                  |
| 2.                                   | Details related to inspection are as under                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                  |

|    |                                                                        |                                                                                                 |
|----|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 1. | Date of certifying of percentage of construction work/ site inspection | 02/04/2023                                                                                      |
| 2. | Name of Architect/ Architect's firm                                    | D. Vishwanathan<br>I, 801, Bestech Park view spa next, Sector-67, Gurugram,<br>Haryana - 122101 |
| 3. | Date of site inspection                                                | 02/04/2023                                                                                      |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                   |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. | Following technical professionals are appointed by promoter: - (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                   |
|    | Sr. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Name                                                                                                                                                              |
|    | 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site engineer<br>SMEC (India) Pvt Limited, 1 <sup>st</sup> floor, West wing, Novus tower,<br>Plot no 18, sector 18, Gurgaon 122015 +91 124 4501100                |
|    | 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Structural consultant<br>Not applicable as it is a plotted colony                                                                                                 |
|    | 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proof consultant<br>Not applicable as it is a plotted colony                                                                                                      |
|    | 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MEP consultant<br>KY consultants, : 303 304 3rd floor, Star tower, close to Star<br>Mall/BPTP park Centra, Block A, sector 30, Gurugram.                          |
|    | 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site supervisor/incharge/PMC<br>SMEC (India) Pvt Limited, 1 <sup>st</sup> floor, West wing, Novus tower,<br>Plot no 18, sector 18, Gurgaon 122015 +91 124 4501100 |
| 4. | We have estimated the cost of the completion of the Civil, MEP and allied works, of the development works of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer, billing done and the site inspection carried out by us.                                                                                                  |                                                                                                                                                                   |
| 5. | I also certify that as on the date, the percentage of work done in the project for Industrial plotted colony 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 <b>table A and table B</b> . The progress achieved and certified is as per the bills paid and financial progress achieved and intimated by METL team as per their accounting practices. The percentage progress is as per physical and visual verification/ observation by Architect at site and financial progress of the project may vary. |                                                                                                                                                                   |

Date : 02/04/2023

Place : Gurugram

Yours faithfully,  


D. Vishwanathan

**D. Vishwanathan**  
**CA/93/15926**

| Table – A (Not Applicable)                                                                                          |                                                                                                                |                                       |                                            |                                                          |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------|----------------------------------------------------------|
| Building/ Tower no.<br>(to be prepared separately for each building/ tower<br>in the project/ phase of the project) |                                                                                                                |                                       |                                            |                                                          |
| A1                                                                                                                  | Cumulative progress of the project/phase at the end of the quarter.                                            |                                       |                                            |                                                          |
| Sr.<br>No.                                                                                                          | Project components                                                                                             | Work done value<br>during the quarter | Cumulative work<br>done value<br>till date | Percentage of work<br>done to the total<br>proposed work |
| 1.                                                                                                                  | Sub structure<br>(inclusive of excavation, foundation, basements,<br>water proofing, etc.)                     | NA                                    | NA                                         | NA                                                       |
| 2.                                                                                                                  | Super structure<br>(slabs, brick work, block work, stair case, lift wells,<br>machine rooms, water tank, etc.) | NA                                    | NA                                         | NA                                                       |
| 3.                                                                                                                  | MEP                                                                                                            |                                       |                                            |                                                          |
|                                                                                                                     | 3.1      Mechanical<br>(lifts, ventilation, etc.)                                                              | NA                                    | NA                                         | NA                                                       |
|                                                                                                                     | 3.2      Electrical<br>(conduiting, wiring, fixtures, etc.)                                                    | NA                                    | NA                                         | NA                                                       |
|                                                                                                                     | 3.3      Plumbing & Firefighting (piping,<br>pumps and pump room, fixtures, etc.)                              | NA                                    | NA                                         | NA                                                       |
| 4.                                                                                                                  | Finishing                                                                                                      |                                       |                                            |                                                          |
|                                                                                                                     | 4.1      Internal<br>(plaster, tilling, flooring, painting, etc.<br>within units and common areas)             | NA                                    | NA                                         | NA                                                       |
|                                                                                                                     | 4.2      External<br>(plaster, painting, facade, etc.)                                                         | NA                                    | NA                                         | NA                                                       |

| Sr. No. | Tasks/ Activity                                                                |                                       | Description of work done |                | Percentage of total proposed work |                |
|---------|--------------------------------------------------------------------------------|---------------------------------------|--------------------------|----------------|-----------------------------------|----------------|
|         | Sub-Structure Status                                                           |                                       |                          |                |                                   |                |
| 1.      | Excavation                                                                     |                                       | NA                       |                | NA                                |                |
| 2.      | Laying of foundation                                                           |                                       | NA                       |                | NA                                |                |
|         | (i)                                                                            | Raft                                  | NA                       |                | NA                                |                |
|         | (ii)                                                                           | Pile                                  | NA                       |                | NA                                |                |
| 3.      | Number of basement(s) .....                                                    |                                       | NA                       |                | NA                                |                |
|         | (i)                                                                            | Basement Level 1                      | NA                       |                | NA                                |                |
|         | (ii)                                                                           | Basement level 2*                     | NA                       |                | NA                                |                |
| 4.      | Waterproofing of the above sub-structure (wherever applicable)                 |                                       | NA                       |                | NA                                |                |
|         | Super-Structure Status                                                         |                                       | NA                       |                | NA                                |                |
| 5.      | Total floors in the tower/ building                                            |                                       | NA                       |                | NA                                |                |
| 6.      | Total area on each floor                                                       |                                       | NA                       |                | NA                                |                |
| 7.      | Stilt floor/ ground floor                                                      |                                       | NA                       |                | NA                                |                |
| 8.      | Status of laying of slabs floor wise                                           |                                       | NA                       |                | NA                                |                |
|         | Cumulative number of slabs in the building/ tower ..... laid by end of quarter |                                       | NA                       |                | NA                                |                |
| 9.      | Status of construction                                                         |                                       |                          |                |                                   |                |
|         | (i)                                                                            | Walls on floors                       | NA                       |                | NA                                |                |
|         | (ii)                                                                           | Staircase                             | NA                       |                | NA                                |                |
|         | (iii)                                                                          | Lift wells along with water proofing  | NA                       |                | NA                                |                |
|         | (iv)                                                                           | Lift lobbies/ common areas floor wise | NA                       |                | NA                                |                |
| 10.     | Fixing of door and window frames in flats/ units                               |                                       | NA                       |                | NA                                |                |
| 11.     | Status of MEP                                                                  |                                       | Internal (within flat)   | External works | Internal (within flat)            | External works |
|         | (i)                                                                            | Mechanical works                      | NA                       |                | NA                                |                |
|         | (ii)                                                                           | Electrical works including wiring     | NA                       |                | NA                                |                |
|         | (iii)                                                                          | Plumbing works                        | NA                       |                | NA                                |                |
| 12.     | Status of wall plastering                                                      |                                       |                          |                |                                   |                |
|         | (i)                                                                            | External plaster                      | NA                       |                | NA                                |                |
|         | (ii)                                                                           | Internal plaster                      | NA                       |                | NA                                |                |
| 13.     | Status of wall tiling                                                          |                                       |                          |                |                                   |                |

|         |                                         |                                                     |                          |                                   |
|---------|-----------------------------------------|-----------------------------------------------------|--------------------------|-----------------------------------|
|         | (i)                                     | In bathroom                                         | NA                       | NA                                |
|         | (ii)                                    | In kitchen                                          | NA                       | NA                                |
| 14.     | Status of flooring                      |                                                     |                          |                                   |
|         | (i)                                     | Common areas                                        | NA                       | NA                                |
|         | (ii)                                    | Units/ flats                                        | NA                       | NA                                |
| Sr. No. | Tasks/ Activity                         |                                                     | Description of work done | Percentage of total proposed work |
|         | Sub-Structure Status                    |                                                     |                          |                                   |
| 15.     | Status of white washing                 |                                                     |                          |                                   |
|         | (i)                                     | Internal walls                                      | NA                       | NA                                |
|         | (ii)                                    | External walls                                      | NA                       | NA                                |
| 16.     | Status of finishing                     |                                                     |                          |                                   |
|         | (i)                                     | Staircase with railing                              | NA                       | NA                                |
|         | (ii)                                    | Lift wells                                          | NA                       | NA                                |
|         | (iii)                                   | Lift lobbies/ common areas floor wise               | NA                       | NA                                |
| 17.     | Status of installation                  |                                                     |                          |                                   |
|         | (within flat/unit)                      |                                                     |                          |                                   |
|         | (i)                                     | Doors and windows panels                            | NA                       | NA                                |
|         | (ii)                                    | Sanitary fixtures                                   | NA                       | NA                                |
|         | (iii)                                   | Modular kitchen                                     | NA                       | NA                                |
|         | (iv)                                    | Electrical fittings/ lighting                       | NA                       | NA                                |
|         | (v)                                     | Gas piping (if any)                                 | NA                       | NA                                |
|         | (other than flat/units)                 |                                                     |                          |                                   |
|         | (vi)                                    | Lifts installation                                  | NA                       | NA                                |
|         | (vii)                                   | Overhead tanks                                      | NA                       | NA                                |
|         | (viii)                                  | Underground water tank                              | NA                       | NA                                |
|         | (ix)                                    | Firefighting fitting and equipment's as per CFO NOC | NA                       | NA                                |
|         | (x)                                     | Electrical fittings in common areas                 | NA                       | NA                                |
|         | (xi)                                    | Compliance to conditions of environment/ CRZ NOC    | NA                       | NA                                |
| 18.     | Waterproofing of terraces               |                                                     | NA                       | NA                                |
| 19.     | Entrance lobby finishing                |                                                     | NA                       | NA                                |
| 20.     | Status of construction of compound wall |                                                     | NA                       | NA                                |

Note: (\*) extend rows as per requirement.

**Table – B**

| Sr. No. | Common areas and facilities amenities                                                                          | Proposed (Yes/No)                                 | Percentage work of done | Remarks |
|---------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------|---------|
| B-1     | Services                                                                                                       |                                                   |                         |         |
| 1.      | Internal roads & pavements                                                                                     | Yes                                               | 99.00%                  |         |
| 2.      | Parking                                                                                                        | NA                                                |                         |         |
|         | Covered no. ....                                                                                               | NA                                                |                         |         |
|         | Open no. ....                                                                                                  | NA                                                |                         |         |
| 3.      | Water supply                                                                                                   | Yes                                               | 98.00%                  |         |
| 4.      | Sewerage (chamber, lines, septic tanks, STP) including Treatment and disposal of sewage and sullage water/ STP | Yes                                               | 33.10%                  |         |
| 5.      | Storm water drains & Water conservation, rain water, harvesting, percolating well/ pit                         | Yes                                               | 82.00%                  |         |
| 6.      | Landscaping & tree plantation                                                                                  | Yes                                               | 69.20%                  |         |
| 7.      | Parks and playgrounds                                                                                          | NA                                                |                         |         |
|         | Fixing of children play equipment's                                                                            | NA                                                |                         |         |
|         | Benches                                                                                                        | NA                                                |                         |         |
| 8.      | Shopping area                                                                                                  | NA                                                |                         |         |
| 9.      | Electrical infrastructure including Street lighting/ electrification                                           | Yes                                               | 56.56%                  |         |
| 10.     | Treatment and disposal of sewage and sullage water/ STP                                                        | (Included above)                                  |                         |         |
| 11.     | Solid waste management & disposal                                                                              | Only plot provided                                |                         |         |
| 12.     | Water conservation, rain water, harvesting, percolating well/ pit                                              | (Included above)                                  |                         |         |
| 13.     | Energy management (solar)                                                                                      | NA                                                |                         |         |
| 14.     | Fire protection and fire safety requirements                                                                   | NA                                                |                         |         |
| 15.     | Electrical meter room, sub-station, receiving station                                                          | Included in Electrical                            |                         |         |
| 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                                           | NA                                                |                         |         |
| 19.     | Schools                                                                                                        | NA                                                |                         |         |
| 20.     | Dispensary                                                                                                     | NA                                                |                         |         |
| 21.     | Club                                                                                                           | NA                                                |                         |         |
| 22.     | Others                                                                                                         |                                                   |                         |         |
| B-4     | Services/ facilities to be transferred to competent authority                                                  | Substations included in Electrical infrastructure |                         |         |

Note: (\*) extend as per requirement