

Annexure A

Architect's Certificate¹		
Report for quarter ending	30 June 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	580.722 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, Corrigendum dated 29.09.2022 Registration Number HRERA-PKL-JJR-195-2020 dated 19.03.2020 & Corrigendum dated 28.09.2022 (68.325 acres) Corrigendum no 540-2023 dated 17.05.2023 (580.722 acre)
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	02/07/2023
2.	Name of Architect/ Architect's firm	D. Vishwanathan I, 801, Bestech Park view spa next, Sector-67, Gurugram, Haryana - 122101
3.	Date of site inspection	02/07/2023

3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	Name
	1.	Site engineer SMEC (India) Pvt Limited, 1 st floor, West wing, Novus tower, Plot no 18, sector 18, Gurgaon 122015 +91 124 4501100
	2.	Structural consultant Not applicable as it is a plotted colony
	3.	Proof consultant Not applicable as it is a plotted colony
	4.	MEP consultant KY consultants, : 303 304 3rd floor, Star tower, close to Star Mall/BPTP park Centra, Block A, sector 30, Gurugram.
	5.	Site supervisor/incharge/PMC SMEC (India) Pvt Limited, 1 st floor, West wing, Novus tower, 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 table A and table 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 : 02/07/2023

Place : Gurugram

Yours faithfully,


D. Vishwanathan

D. Vishwanathan
CA/93/15926

Table – A (Not Applicable)				
Building/ Tower no. (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	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.)	NA	NA	NA
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	NA	NA	NA
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	NA	NA	NA
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	NA	NA	NA
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NA	NA	NA
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	NA	NA	NA
	4.2 External (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	60.00%	
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