

Contact us —
H-23, Lower Ground Floor,
South Extension Part- I,
New Delhi — 110049, INDIA,
Tele-fax: 011- 35514584,
Mob: +91-8130269829, 8851169943
e-mail: urbanatelier24@gmail.com

ANNEXURE 6-A ARCHITECT'S CERTIFICATE On the letter head of the architect firm To whom so ever it may concern

REPORT FOR QUARTER ENDING	OCTOBER 2022- DECEMBER 2022
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Subject: Certificate of progress of construction work:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	La- Regencia Phase-II
ii.	Location	Sec19 Sushant City Panipat
iii.	Area in acres	4.367
vi.	HARERA Registration No.	HRERA-PKL-PNP-46-2018
٧.	Name of Licensee	Stanza Developers And Infrastructure Pvt. Ltd.
vi.	Name of Collaborator	
vii.	Name of Developer	M/s Astrum Value homes Pvt. Ltd.

Sir

 If We have undertaken assignment as architect for certifying progress of construction work in the above mentioned project as per the approved plans.

i.	Date of certifying of percentage of construction work/ site inspection	08.01.2023
ii.	Name of Architect/Architect's firm	Nitin Chauhan/ Urban Atelier
iii.	Date of site inspection	08.01.2023

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr.No.	Consultants	Name
i.	Site Engineer	Mr. Anoop
ii.	Structural Consultant	M/s N.M. Roof Designers Ltd.
iii.	Proof Consultant	M/s. Roark Consulting Engineers
vi.	MEP Consultant	M/s Acrobat Engineers Pvt. Ltd.
v.	Site supervisor/incharge	Mr. Ashwani Kumar Sinha

3. I 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 B.

Yours Faithfully,

Signature & Name with stamp of Architect: NITIN CHAUHAN

Council of Architects (CoA) Registration No. CA/ 2012 / 55425 Council of Architects (CoA) Registration valid till -31/12/2028

Nun Chauhan CA/2012/55425



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Table - A

Building/Tower no. Al or called Hamilton Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage proposed w Decembe	ork Upto
Al	SUB- STRUCTURE STATUS			
1.	Excavation		100	%
2.	Laying of foundation			
	i. Raft		100	7.77
	ii. Pile		N/	1
3.	Number of basement(s)			
	i. Basement level 1		N/	
	ii. Basement level 2*		N/	\
4.	Waterproofing of the above sub- structure (wherever applicable)		100	%
A2	SUPER- STRUCTURE STATUS			
5.	Total floors in the tower/building		S+	
6.	Total area on each floor	SQ. Ft.	724	-
7.	Stilt Floor/ Ground Floor		724	14
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/tower laid by end of quarter		100%	
9.	Status of construction			
	i. Walls on floors		100%	
	ii. Staircase		100%	
	iii. Lift wells along with water proofing		100%	
	iv. Lift lobbies /common areas floor wise		100%	
10.	Fixing of door and window frames in flats/units		100	
11.	Status of MEP		Internal (within Flat)	Externa
	i. Mechanical works		NA	NA
	ii. Electrical works including wiring		70%	100%
	iii. Plumbing works		97%	100%
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)			
	i. External		NA	90%
	ii. Internal		99%	NA
13.	Status of wall tiling			
	i. In bathroom		100%	NA
	ii. In Kitchen		100%	NA
14.	Status of flooring			- COOST
	i. Common areas		NA	99%
	ii. Units/flats		NA	99%
15.	Status of other civil works			11
	i. Staircase with railing	AAros	NA	99%
	ii. Lift wells	Architec,	NA	100%
	iii. Lift lobbies /common areas floor wise	1.5	NA	99%
16.	Status of Installation	Nitin Chauhan		



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	(Within flat/unit)			
	 Doors and windows panels 		99% -	NA
	ii. Sanitary Fixtures		65%	NA
	iii. Modular Kitchen		NA	NA
	iv. Electrical fittings/Lighting		NA	99%
	v. Gas piping (if any)		NA	NA
	(Other than flat/units)			
	vi. Lifts installation		NA	95%
	vii. Overhead tanks		NA	100%
	viii. Underground water tank		NA	99%
	ix. Firefighting fittings and equipment's as per CFO NOC		NA	95%
	x. Electrical fittings in common areas		NA	75%
	xi. Compliance to conditions of environment /CRZ NOC	11	Е	
17.	Waterproofing of terraces	1 slen yell!	NA	99%
18.	Entrance lobby finishing	90	NA	95%
19.	Status of construction of Compound wall	Charles	NA	98%

Note.— (*) Extend rows as per requirement



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Table - A

Building/Tower no. <u>Tower-D2 or called Emerald</u> Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage proposed w December 2	ork Upto	
A1	SUB- STRUCTURE STATUS				
1.	Excavation		100%		
2.	Laying of foundation	4			
	i. Raft		10	00%	
	ii. Pile		NA		
3.	Number of basement(s)				
	i. Basement level 1		1	VA.	
	ii. Basement level 2*		1	NA	
4.	Waterproofing of the above sub-structure (wherever applicable)		10	00%	
A2	SUPER- STRUCTURE STATUS				
5.	Total floors in the tower/building			5+9	
6.	Total area on each floor	SQ. Ft.	7	244	
7.	Stilt Floor/ Ground Floor		7	244	
8.	Status of laying of slabs floor wise				
	Cumulative number of slabs in the building/tower laid by end of quarter		10	100%	
9.	Status of construction				
	i. Walls on floors		100%		
	ii. Staircase		100%		
	iii. Lift wells along with water proofing		100%		
	iv. Lift lobbies /common areas floor wise		100%		
10.	Fixing of door and window frames in flats/units		1	100%	
11.	Status of MEP		Internal (within Flat)	External works	
	i. Mechanical works		NA	NA	
	ii. Electrical works including wiring		100%	100%	
	iii. Plumbing works		100%	100%	
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)				
	i. External		NA	99%	
	ii. Internal		100%	NA	
13.	Status of wall tiling				
	i. In bathroom		100%	NA	
	ii. In Kitchen		100%	NA	
14.	Status of flooring	C 2000			
	i. Common areas	sered Archine	NA	100%	
	ii. Units/flats	esed Michin	100%	NA	
15.	Status of other civil works	See Les		1	
	i. Staircase with railing	50 mhall	\ NA	100%	
	ii. Lift wells	Nitin Chauhan	NA NA	100%	



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	iii. Lift lobbies /common areas floor wise		NA	100%
16.	Status of Installation			
	(Within flat/unit)			
	i. Doors and windows panels		100%	NA
	ii. Sanitary Fixtures		100%	NA
	iii. Modular Kitchen		NA	NA
	iv. Electrical fittings/Lighting		NA	100%
	v. Gas piping (if any)		NA	NA
	(Other than flat/units)			
	vi. Lifts installation		NA	100%
	vii. Overhead tanks		NA	100%
	viii. Underground water tank		NA	99%
	ix. Firefighting fittings and equipment's as per CFO NOC		NA	100%
	x. Electrical fittings in common areas		NA	99%
	xi, Compliance to conditions of environment /CRZ NOC	sered Archine		
17.	Waterproofing of terraces	1 00	\ NA	100%
18.	Entrance lobby finishing	and the state of t	NA	99%
19.	Status of construction of Compound wall	Niún (nau 2/55425	NA	100%

Note.— (*) Extend rows as per requirement



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Table - A

Building/Tower no. E or called Florence Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage proposed we December -	ork Upto
A1	SUB- STRUCTURE STATUS			
1.	Excavation		100	%
2.	Laying of foundation			
	i, Raft		100	%
	ii. Pile		N/	١
3.	Number of basement(s)			
	i. Basement level 1		N/	A.
	ii. Basement level 2*		N/	4
4.	Waterproofing of the above sub- structure (wherever applicable)		100	%
A2	SUPER- STRUCTURE STATUS			
5.	Total floors in the tower/building		S+	9
6.	Total area on each floor	SQ. Ft.	798	30
7.	Stilt Floor/ Ground Floor		798	30
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/tower laid by end of quarter		100)%
9.	Status of construction			
	i. Walls on floors		100)%
	ii. Staircase		100)%
	iii. Lift wells along with water proofing		100)%
	iv. Lift lobbies /common areas floor wise		100)%
10.	Fixing of door and window frames in flats/units		100)%
11.	Status of MEP		Internal (within Flat)	Externa
	i. Mechanical works		NA	NA
	ii. Electrical works including wiring		100%	100%
	iii. Plumbing works		100%	100%
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)			
	i. External		NA	100%
	ii. Internal		100%	NA
13.	Status of wall tiling			
	i. In bathroom		100%	NA
	ii. In Kitchen		100%	NA
14.	Status of flooring			
	i. Common areas		NA	100%
	ii. Units/flats		100%	NA
15.	Status of other civil works	issured Archite		
	i. Staircase with railing	1. New Min	NA	100%
	ii. Lift wells	/ 33	S NA	100%
	iii. Lift lobbies /common areas floor wise	2 Chauhan	NA	100%
16.	Status of Installation	Nitin Chause CAJ2012/55425	ou.	



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NA

NA

NA

NA

100%

100%

100%

100%

(Within flat/unit)		
i. Doors and windows panels	100%	NA
ii. Sanitary Fixtures	NA	100%
iii. Modular Kitchen	NA	NA
iv. Electrical fittings/Lighting	NA	100%
v. Gas piping (if any)	NA	NA
(Other than flat/units)		
vi. Lifts installation	NA	100%
vii. Overhead tanks	NA	100%
viii. Underground water tank	NA	100%
ix. Firefighting fittings and equipment's as per CFO NOC	NA	100%

of

19. Status of construction of Compound wall

Note.— (*) Extend rows as per requirement

17.

18.

Compliance

environment /CRZ NOC Waterproofing of terraces

Entrance lobby finishing

Electrical fittings in common areas

conditions

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Table - A

Building/Tower no. F or called Irvine
Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentag proposed December	work Upto	
AI	SUB- STRUCTURE STATUS		+		
1.	Excavation		9	9%	
2.	Laying of foundation		+	770	
	i. Raft		10	0%	
	ii. Pile			NA.	
3.	Number of basement(s)		1740	5.03	
	i. Basement level 1		N N	IA.	
	ii. Basement level 2*			IA.	
4.	Waterproofing of the above sub- structure (wherever applicable)			0%	
A2	SUPER- STRUCTURE STATUS				
5.	Total floors in the tower/building		S-	-10	
6.	Total area on each floor	SQ. Ft.		152	
7.	Stilt Floor/ Ground Floor			752	
8.	Status of laying of slabs floor wise				
	Cumulative number of slabs in the building/tower laid by end of quarter		97	97%	
9.	Status of construction				
	 Walls on floors 		89%		
	ii. Staircase		93%		
	iii. Lift wells along with water proofing		85%		
	iv. Lift lobbies /common areas floor wise		92	2%	
10.	Fixing of door and window frames in flats/units		95	5%	
11.	Status of MEP		Internal (within Flat)	Externa	
	i. Mechanical works		NA	NA	
	ii. Electrical works including wiring		65%	45%	
	iii. Plumbing works		50%	75%	
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)				
	i. External		NA	10%	
	ii. Internal		75%	NA	
13.	Status of wall tiling				
	i. In bathroom		50%	NA	
	ii. In Kitchen		50%	NA	
14.	Status of flooring				
	i. Common areas		NA	5%	
16	ii. Units/flats	Architeco	65%	NA	
15.	Status of other civil works	Co. Co.			
	i. Staircase with railing		NA	70%	
	ii. Lift wells	Nilin Chauhan CA/2012/55425	NA	90%	
	iii. Lift lobbies /common areas floor wise	12012/554	NA NA	70%	



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16.	Status of Installation		Ŧ
	(Within flat/unit)		
	i. Doors and windows panels	0%	NA
	ii. Sanitary Fixtures	0%	NA
	iii. Modular Kitchen	NA	NA
	iv. Electrical fittings/Lighting	NA	0%
	v. Gas piping (if any)	NA	NA
	(Other than flat/units)		
	vi. Lifts installation	NA	0%
	vii. Overhead tanks	NA	10%
	viii. Underground water tank	NA	1009
	ix. Firefighting fittings and equipment's as per CFO NOC	NA	NIL
	x. Electrical fittings in common areas	NA	5%
	xi. Compliance to conditions of environment /CRZ NOC		
17.	Waterproofing of terraces	NA	0%
18.	Entrance lobby finishing	NA	0%
19.	Status of construction of Compound wall	NA	60%



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Table - A

Building/Tower no. D1 or called Galleon Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentag proposed December	work Upto	
A1	SUB- STRUCTURE STATUS				
1.	Excavation		1/	00%	
2,	Laying of foundation		11	10%	
(77.87)	i. Raft				
	ii. Pile			00%	
3.	Number of basement(s)		1	NA.	
7.5	i. Basement level 1				
	ii. Basement level 1*			VA.	
4.			l N	NA.	
	Waterproofing of the above sub-structure (wherever applicable)		10	0%	
A2	SUPER- STRUCTURE STATUS				
5.	Total floors in the tower/building		S	+9	
6.	Total area on each floor	SO, Ft.		244	
7.	Stilt Floor/ Ground Floor			244	
8.	Status of laying of slabs floor wise			(3.1	
	Cumulative number of slabs in the building/tower laid by end of quarter		10	100%	
9.	Status of construction				
9.	i. Walls on floors		100%		
	ii. Staircase			100%	
	iii. Lift wells along with water proofing		_	0%	
	iv. Lift lobbies /common areas floor wise				
10.	Fixing of door and window frames in flats/units			100%	
11,	Status of MEP		Internal (within Flat)	Externa	
	i. Mechanical works		NA	NA	
	ii. Electrical works including wiring	done S S S S S S S S S S S S S	95%	95%	
	iii. Plumbing works		85%	100%	
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)			1000	
	i. External	se in Inter (with Flat)	NA	90%	
	ii. Internal		92%	NA	
13.	Status of wall tiling			3.500	
	i. In bathroom		100%	NA	
	ii. In Kitchen		100%	NA.	
14.	Status of flooring		10070	1974	
14.	i. Common areas		NA	99%	
	ii. Units/flats	A Aret	100%	-	
15.	Status of other civil works	ared Architec	100%	NA	
	i. Staircase with railing		NIA	0004	
12.	ii. Lift wells	Nitin Chauhan	NA NA	99%	



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16.	Status of Installation			1
	(Within flat/unit)		100	
	 Doors and windows panels 		95%	NA
	ii. Sanitary Fixtures		25%	NA
	iii. Modular Kitchen		NA	NA
	iv. Electrical fittings/Lighting		NA	90%
	v. Gas piping (if any)		NA	NA
	(Other than flat/units)			
	vi. Lifts installation		NA	1009
	vii. Overhead tanks		NA	1009
	viii. Underground water tank		NA	1009
	ix. Firefighting fittings and equipment's as per CFO NOC		NA	95%
	x. Electrical fittings in common areas		NA	95%
	xi. Compliance to conditions of environment /CRZ NOC	seed Archite		
17.	Waterproofing of terraces	00	\ NA	1009
18.	Entrance lobby finishing	Whin Chauhan	NA	99%
19.	Status of construction of Compound wall	Nitin Chau	NA	100%

Note,- (*) Extend rows as per requirement

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Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of total proposed work Upto December 2022	Remarks
	B-1 Services			
1.	Internal roads & pavements	YES	70%	
2.	Parking		- Wash	
	Covered no	YES	96%	
	Open no	YES	85%	
3,	Water supply	YES	85%	
4.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	92%	
5.	Storm water drains	YES	90%	
6.	Landscaping & tree plantation	YES	55%	
7.	Parks and playgrounds	YES	30%	
	Fixing of children play equipment's	YES	NIL	
	Benches	YES	50%	
8.	Shopping Area	YES	100%	
9.	Street Lighting/Electrification	YES	70%	
10.	Treatment and disposal of sewage and sullage water/STP	YES	100%	
11.	Solid Waste Management & disposal	YES	90%	
12,	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	100%	
3.	Energy management (Solar)	YES	100%	
4.	Fire Protection and Fire Safety Requirements	YES	80%	
5.	Electrical meter room, Sub-Station, Receiving station	YES	100%	
6.	Other (option to add more)			
3-2	Community building to be transferred to RWA			
7.	Community centre	YES	70%	
8.	Others			
1-3	Community buildings not to be transferred to RWA/Competent Authority			stered A
9.	Schools	NA	/	Cleren
0.	Dispensary	NA	1 3	0
1.	Club	YES	70% 🛛 😅	Nitin Ch



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22.	Others	YES	30%	
B-4	Services /facilities to be transferred to the Competent Authority			stered Arching
23.	*	YES	0% /	Nitin Chauhan CA/2012/55425

Ouneil Of Architect