



INDIVALE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

Annexure A

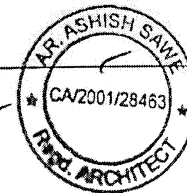
IVAPL/02/2022/07/AIPL Joy Gallery

Architect's Certificate¹

Report for Till	April- June 2022		
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	AIPL Joy Gallery
	2.	Location	Sec 66, Gurgaon, Haryana, Pin- 122018
	3.	Licensed area in acres	4.418 acres
	4.	Area for registration in acres	4.418 acres
	5.	HARERA registration no.	"RC/REP/HARERA/GGM/404/136/2020/20 Date: 17-08-2020"
	6.	Name of licensee	R.C. Sood & Co. Pvt. Ltd. C/O Advance India Projects Limited
	7.	Name of collaborator	Advance India Projects Limited
	8.	Name of developer	Advance India Projects Limited
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	01-07-2022
	2.	Name of Architect/ Architect's firm	Ar.Ashish Sawe
	3.	Date of site inspection	01-07-2022

For Advance India Projects Limited

Authorised Signatory



3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Devendra Chaudhary
	2.	Structural consultant	M/s. Vintech Consultants
	3.	Proof consultant	M/s. BMSF Design Consultants Pvt. Ltd.
	4.	MEP consultant	Sanelac Consultants Pvt. Ltd.
	5.	Site supervisor/incharge	Mr. Devendra Chaudhary
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.		

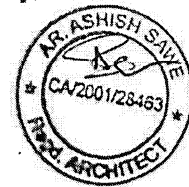
Issued without prejudice

Date :01.07.2022

Place :Gurugram

Yours faithfully,

Ar. ASHISH SAWE

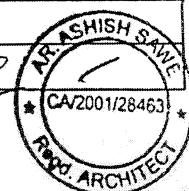


Council of architects (CoA) :CA/2001/28463
registration no.

Council of architects (CoA) :31/12/2023
registration valid till (date)

For Advance India Projects Limited
Authorised Signatory

Table - A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		Commercial Tower of G+26 Comprises of 401 units		
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.)	1,142	8,510	17.50%
2.	Super structure (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	Not Started	0%	0%
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	Not Started	0%	0%
	3.2 Electrical (conducting, wiring, fixtures, etc.)	Not Started	0%	0%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	Not Started	0%	0%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	Not Started	0%	0%
	4.2 External (plaster, painting, facade, etc.)	Not Started	0%	0%
Tasks/ Activity				



Sr. No.	Sub-Structure Status		Description of work done		Percentage of total proposed work	
1.	Excavation		WIP		97%	
2.	Laying of foundation					
	(i)	Raft & Foundation	WIP		95%	
	(ii)	Pile	WIP		97%	
3.	Number of basement(s)		Five			
	(i)	Basement Level 5 (Raft&Foundation)	WIP		95%	
	(ii)	Basement level 4	WIP		85%	
	(iii)	Basement level 3	WIP		80%	
	(iv)	Basement level 2	WIP		40%	
	(v)	Basement level 1	WIP		20%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Not started		0%	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+26			
6.	Total area on each floor		As per RERA document			
7.	Ground floor		Not started		0%	
8.	Status of laying of slabs floor wise		Not started		0%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		3		0%	
9.	Status of construction					
	(i)	Walls on floors	Not started		0%	
	(ii)	Staircase	Not started		0%	
	(iii)	Lift wells along with water proofing	Not started		0%	
	(iv)	Lift lobbies/ common areas floor wise	Not started		0%	
10.	Fixing of door and window frames in flats/ units		Not Started		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not started		0%	
	(ii)	Electrical works including wiring	Not started		0%	
	(iii)	Plumbing works	Not started		0%	

12.	Status of wall plastering			
	(i)	External plaster	Not started	0%
	(ii)	Internal plaster	Not started	0%
13.	Status of wall tiling		NA	
	(i)	In bathroom	Not started	0%
	(ii)	In kitchen	Not started	0%
14.	Status of flooring			
	(i)	Common areas	Not started	0%
	(ii)	Units/ flats	NA	
15.	Status of white washing			
	(i)	Internal walls	Not started	0%
	(ii)	External walls	Not started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not started	0%
	(ii)	Lift wells	Not started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not started	0%
17.	Status of installation			
	(within flat/unit)		NA	0%
	(i)	Doors and windows panels	0%	0%
	(ii)	Sanitary fixtures	Not started	0%
	(iii)	Modular kitchen	NA	0%
	(iv)	Electrical fittings/ lighting	Not started	0%
	(v)	Gas piping (if any)	NA	0%
	(other than flat/units)			
	(vi)	Lifts installation	Not started	0%
	(vii)	Overhead tanks	Not started	0%
	(viii)	Underground water tank	Not started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not started	0%
	(x)	Electrical fittings in common areas	Not started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Not started	0%
18.	Waterproofing of terraces		Not started	0%
19.	Entrance lobby finishing		Not started	0%
20.	Status of construction of compound wall		Not started	0%



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	0%	Not Started
2.	Parking			
	Covered no.....1027	As per RERA document	0%	Not Started
	Open no.....	NA		
3.	Water supply	Yes	0%	Not Started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	Not Started
5.	Storm water drains	Yes	0%	Not Started
6.	Landscaping & tree plantation	Yes	0%	Not Started
7.	Parks and playgrounds	NA	NA	NA
	Fixing of children play equipment's	NA	NA	NA
	Benches	NA	NA	NA
8.	Shopping area	Yes	0%	Not Started
9.	Street lighting/ electrification	Yes	0%	Not Started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	Not Started
11.	Solid waste management & disposal	Yes	0%	Not Started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	Not Started
13.	Energy management (solar)	Yes	0%	Not Started
14.	Fire protection and fire safety requirements	Yes	0%	Not Started
15.	Electrical meter room, sub-station, receiving station	Yes	0%	Not Started
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	No	NA	NA
18.	Others			
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	No	NA	NA
20.	Dispensary	No	NA	NA
21.	Club	No	NA	NA
22.	Others	No	NA	NA
B-4	Services/ facilities to be transferred to competent authority			
23.	*	No	NA	NA

Note: (*) extend as per requirement

-----End of Report-----

