

**INDIVALE ADVISORS PRIVATE LIMITED**

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044

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CIN : U74999DL2021PTC381050

Annexure A
IVAPL/03/102022/AIPL Joy Gallery

Architect's Certificate ¹		
Report for quarter		July-Sep 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	04-10-2022
2.	Name of Architect/ Architect's firm	Ar. Ashish Sawa
3.	Date of site inspection	04-10-2022
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



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	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

:4.10.2022

Yours faithfully,

Place

:Gurugram

Ar.ASHISH SAWE



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

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

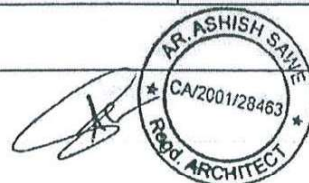
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Table - A

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 unit.		
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.)	2,674	11,184	23%
2.	Super structure (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	Not Stared	0%	0%
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	Not Stared	0%	0%
	3.2 Electrical (conducting, wiring, fixtures, etc.)	Not Stared	0%	0%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	Not Stared	0%	0%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	Not Stared	0%	0%
	4.2 External (plaster, painting, facade, etc.)	Not Stared	0%	0%

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		WIP	98%
2.	Laying of foundation			
	(i)	Raft & Foundation	WIP	96%
	(ii)	Pile	WIP	100%
3.	Number of basement(s)		Five	
	(i)	Basement Level 5 (Raft& Foundation)	WIP	95%
	(ii)	Basement level 4	WIP	89%
	(iii)	Basement level 3	WIP	89%
	(iv)	Basement level 2	WIP	88%
	(v)	Basement level 1	WIP	72%
4.	Waterproofing of the above sub-structure (wherever applicable)		WIP	10%
	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		WIP	5%
8.	Status of laying of slabs floor wise		WIP	0%
	Cumulative number of slabs in the building/ tower laid by end of quarter		Not started	0%
9.	Status of construction			
	(i)	Walls on floors	Not started	0%
	(ii)	Staircase	WIP	10%

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	(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				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%	

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	(ii)	Lift wells	Not started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not started	0%
17.	Status of installation			
	(within flat/unit)		NA	
	(i)	Doors and windows panels		
	(ii)	Sanitary fixtures		
	(iii)	Modular kitchen		
	(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%

Note: (*) extend rows as per requirement.

Table - B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
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B-1	Services			
1.	Internal roads & pavements	Yes	0%	Not started
2.	Parking			
	Covered no.....	As per RERA document	0%	Not started
	Open no.....	NA		Not started
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			

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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.	*			

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



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