



DESIGN FORUM INTERNATIONAL

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• ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •

Architect's Certificate¹

Report for Till

30th June 2023

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	4.418acres
4.	Area for registration in acres	4.418acres
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	06-07-2023
2.	Name of Architect/ Architect's firm	M/s Design Forum International
3.	Date of site inspection	05-07-2023



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

Date :

25th July '23

Place :

New Delhi

Council of architects (CoA) :
registration

no.CA/2019/114661

Council of architects (CoA) :
registration valid till (date)

DEC'30

Yours faithfully,

ABHISHEK JAIN

Signature & name (in block letters) with stamp of architect

Abhishek Jain

Abhishek Jain
B. Arch.
CA/2019/114661



Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			NA		
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.)		2,60,76,232	1,01,69,73,064	97.50%
2.	Super structure (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		14,87,50,000	17,51,30,972	25.55%
3.	MEP				
	3.1	Mechanical (Lifts, ventilation, etc.)	65,99,356	2,16,80,422	9.24%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	1,92,68,000	3,37,47,392	17.32%
	3.3	Plumbing &Firefighting (piping, pumps and pump room, fixtures, etc.)	1,36,63,316	4,78,63,043	20.53%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	,67,500	1,67,500	0.13%
	4.2	External (Plaster, painting, facade, etc.)	23,48,157	67,31,860	2.45%
Sr.	Tasks/ Activity		Description of work	Percentage of total	



No.	Sub-Structure Status		done		proposed work	
1.	Excavation		Completed		100%	
2.	Laying of foundation					
	(i)	Raft& Foundation	Completed		100%	
	(ii)	Pile	Completed		100%	
3.	Number of basement(s)		Five			
	(i)	Basement Level 5 (Raft& Foundation)	Completed		100%	
	(ii)	Basement level 4	Completed		100%	
	(iii)	Basement level 3	Completed		100%	
	(iv)	Basement level 2	Completed		100%	
	(v)	Basement level 1	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		WIP		70%	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+32			
6.	Total area on each floor		As per RERA document			
7.	Ground floor		WIP		90%	
8.	Status of laying of slabs floor wise		WIP		10%	
	Cumulative number of slabs in the building/ tower laid by end of quarter				-	
9.	Status of construction					
	(i)	Walls on floors	WIP		15%	
	(ii)	Staircase	WIP		30%	
	(iii)	Lift wells along with water proofing	WIP		10%	
	(iv)	Lift lobbies/ common areas floor wise	WIP		10%	
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	WIP		35%	
	(ii)	Electrical works including wiring	WIP		23%	
	(iii)	Plumbing works	WIP		25%	
12.	Status of wall plastering					



	(i)	External plaster	Not started	30%
	(ii)	Internal plaster	WIP	15%
13.	Status of wall tiling		NA	
	(i)	In bathroom	Not started	
	(ii)	In kitchen	Not started	
14.	Status of flooring			
	(i)	Common areas	Not started	0%
	(ii)	Units/ flats	NA	
15.	Status of white washing			
	(i)	Internal walls	Not started	10%
	(ii)	External walls	Not started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not started	2%
	(ii)	Lift wells	WIP	7%
	(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		
	(v)	Gas piping (if any)		
	(other than flat/units)			
	(vi)	Lifts installation	WIP	10%
	(vii)	Overhead tanks	Not started	0%
	(viii)	Underground water tank	WIP	10%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	WIP	8%
	(x)	Electrical fittings in common areas	Not started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Not started	0%
18.	Waterproofing of terraces		WIP	8%
19.	Entrance lobby finishing		Not started	0%
20.	Status of construction of compound wall		WIP	65%

Note: (*) extend rows as per requirement.



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	30%	
2.	Parking			
	Covered no.....	As per RERA document	52%	
	Open no.....	NA		
3.	Water supply	Yes	30%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	31%	
5.	Storm water drains	Yes	40%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	NA		
	Fixing of children play equipment's	NA		
	Benches	NA		
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	5%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	40%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	50%	
15.	Electrical meter room, sub-station, receiving station	Yes	20%	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	No	NA	
18.	others			
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	No	NA	
20.	Dispensary	No	NA	
21.	Club	No	NA	
22.	Others	No	NA	
B-4	Services/ facilities to be transferred to competent authority			
23.	*			

Note: (*) extend as per requirement

