

Annexure A

Architect's Certificate*			
Report for quarter ending		31.12.2023	
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	GREEN VALLEY INDEPENDENT FLOORS
	2.	Location	Sec 35, Sohna, Gurugram
	3.	Licensed area in acres	12.41875 Acres
	4.	Area for registration in acres	0.3472 Acres
	5.	HARERA registration no.	47 of 2021
	6.	Name of licensee	M/s.Lion Infradevelopers LLP, M/s.Vibhor Home Developers Private Limited, M/s. Vallabham Buildcon private limited
	7.	Name of collaborator	M/s.Lion Infradevelopers LLP
	8.	Name of developer	M/s.Lion Infradevelopers LLP
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	31.12.2023
	2.	Name of Architect/ Architect's firm	PLANNERS CONSULTANCY PVT. LTD
	3.	Date of site inspection	31.12.2023

*On the letter head of the architect firm





A unit of Planners Consultancy Pvt. Ltd.
CIN no. U74140DL2013PTC253810

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Sector 48, Gurgaon 122001

+91.124.4978484

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Abhishek Kumar
	2.	Structural consultant	Keen Associates Pvt. Ltd.
	3.	Proof consultant	Rhythm Ventures
	4.	MEP consultant	Prifactor Engineers
	5.	Site supervisor/incharge	Munit Gaur
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 10.01.2024

Yours faithfully,
Signature & name (in block letters) with

Yours faithfully,

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

Place: Gurugram

Council of architects (CoA) : CA/2010/50178
registration no.

Council of architects (CoA) : 31/12/2031
registration valid till (date)

AR. VAKUL MITTAL
COA No. CA/2010/50178
1023, 10th Floor, JMD Megapolis
Sector-48, Gurgaon-122001
Ph: 0124-4978484

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		TYPE –F		
A1	Cumulative progress of the project/phase at the end of the quarter.			
Sr. No.	Project components	Work done value during the quarter (INR in Lakh)	Cumulative work done value till date (INR in Lakh)	Percentage of work done to the total proposed work
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	NIL	28.50	95%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	3.34	62.46	100%
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	8.69	23.13	81%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	0.19	3.89	30%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1.01	1.83	50%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	5.20	22.30	80%
	4.2 External (plaster, painting, facade, etc.)	4.00	4.00	65%



Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		COMPLETED	100%
2.	Laying of foundation			
	(i)	Raft	COMPLETED	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	NA	NA
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)		NOT STARTED YET	NIL
	Super-Structure Status			
5.	Total floors in the tower/ building		STILT +4TH	100%
6.	Total area on each floor		900 SQFT	
7.	Stilt floor/ ground floor		Work In Progress	90%
8.	Status of laying of slabs floor wise		4	100%
	Cumulative number of slabs in the building/ tower.....laid by end of quarter		4	100%
9.	Status of construction			
	(i)	Walls on floors	COMPLETED	100%
	(ii)	Staircase	COMPLETED	100%
	(iii)	Lift wells along with water proofing	Work In Progress	80%
	(iv)	Lift lobbies/ common areas floor wise	Not Yet Started	NIL
10.	Fixing of door and window frames in flats/ units		Not Yet Started	NIL
11.	Status of MEP		Internal (within flat)	External works
	(i)	Mechanical works	70%	0%
	(ii)	Electrical works including wiring	10%	0%
	(iii)	Plumbing works	50%	0%
12.	Status of wall plastering			
	(i)	External plaster	WORK IN PROGRESS	95%
	(ii)	Internal plaster	COMPLETED	100%
13.	Status of wall tiling			
	(i)	In bathroom	NOT STARTED YET	0%
	(ii)	In kitchen	NOT STARTED YET	0%
14.	Status of flooring			
	(i)	Common areas	WORK IN PROGRESS	80%
	(ii)	Units/ flats	WORK IN PROGRESS	80%



Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	NOT STARTED YET	0%
	(ii)	External walls	NOT STARTED YET	0%
16.	Status of finishing			
	(i)	Staircase with railing	WORK IN PROGRESS	80%
	(ii)	Lift wells	WORK IN PROGRESS	80%
	(iii)	Lift lobbies/ common areas floor wise	WORK IN PROGRESS	80%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	WORK IN PROGRESS	35%
	(ii)	Sanitary fixtures	NOT STARTED YET	0%
	(iii)	Modular kitchen	WORK IN PROGRESS	15%
	(iv)	Electrical fittings/ lighting	WORK IN PROGRESS	60%
	(v)	Gas piping (if any)	NOT STARTED YET	0%
	(other than flat/units)			
	(vi)	Lifts installation	WORK IN PROGRESS	81%
	(vii)	Overhead tanks	NOT STARTED YET	0%
	(viii)	Underground water tank	N/A	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NOT STARTED YET	0%
	(x)	Electrical fittings in common areas	NOT STARTED YET	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	NOT STARTED YET	0%
18.	Waterproofing of terraces		COMPLETED	100%
19.	Entrance lobby finishing		COMPLETED	100%
20.	Status of construction of compound wall		WORK IN PROGRESS	80%

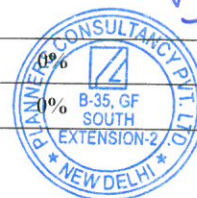
Note: (*) extend rows as per requirement.



Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		TYPE -J		
A1	Cumulative progress of the project/phase at the end of the quarter.			
Sr. No.	Project components	Work done value during the quarter (INR in Lakh)	Cumulative work done value till date (INR in Lakh)	Percentage of work done to the total proposed work
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	NIL	22.48	95%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	2.10	50.44	100%
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	8.69	23.13	81%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	0.19	1.74	30%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1.01	2.83	80%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	5.17	18.81	25%
	4.2 External (plaster, painting, facade, etc.)	1.50	4.74	65%



Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		COMPLETED	100%
2.	Laying of foundation			
	(i)	Raft	COMPLETED	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	NA	NA
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)		NOT STARTED YET	NIL
	Super-Structure Status			
5.	Total floors in the tower/ building		STILT +4TH	90%
6.	Total area on each floor		1109.5 SQFT	
7.	Stilt floor/ ground floor		Work In Progress	90%
8.	Status of laying of slabs floor wise		5	95%
	Cumulative number of slabs in the building/ tower.....laid by end of quarter		5	95%
9.	Status of construction			
	(i)	Walls on floors	Work In Progress	95%
	(ii)	Staircase	Work In Progress	75%
	(iii)	Lift wells along with water proofing	Work In Progress	75%
	(iv)	Lift lobbies/ common areas floor wise	NOT STARTED YET	NIL
10.	Fixing of door and window frames in flats/ units		NOT STARTED YET	
11.	Status of MEP		Internal (within flat)	External works
	(i)	Mechanical works	81%	0%
	(ii)	Electrical works including wiring	20%	0%
	(iii)	Plumbing works	80%	80%
12.	Status of wall plastering			
	(i)	External plaster	WORK IN PROGRESS	5%
	(ii)	Internal plaster	WORK IN PROGRESS	40%
13.	Status of wall tiling			
	(i)	In bathroom	NOT STARTED YET	0%
	(ii)	In kitchen	NOT STARTED YET	0%
14.	Status of flooring			
	(i)	Common areas	NOT STARTED YET	
	(ii)	Units/ flats	NOT STARTED YET	





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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	WORK IN PROGRESS	60%
	(ii)	External walls	WORK IN PROGRESS	60%
16.	Status of finishing			
	(i)	Staircase with railing	NOT STARTED YET	0%
	(ii)	Lift wells	NOT STARTED YET	0%
	(iii)	Lift lobbies/ common areas floor wise	WORK IN PROGRESS	30%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	WORK IN PROGRESS	35%
	(ii)	Sanitary fixtures	NOT STARTED YET	0%
	(iii)	Modular kitchen	WORK IN PROGRESS	15%
	(iv)	Electrical fittings/ lighting	NOT STARTED YET	0%
	(v)	Gas piping (if any)	NOT STARTED YET	0%
	(other than flat/units)			
	(vi)	Lifts installation	NOT STARTED YET	0%
	(vii)	Overhead tanks	NOT STARTED YET	0%
	(viii)	Underground water tank	N/A	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NOT STARTED YET	0%
	(x)	Electrical fittings in common areas	NOT STARTED YET	0%
(xi)	Compliance to conditions of environment/ CRZ NOC	NOT STARTED YET	0%	
18.	Waterproofing of terraces		WORK IN PROGRESS	2%
19.	Entrance lobby finishing		WORK IN PROGRESS	20%
20.	Status of construction of compound wall		WORK IN PROGRESS	80%

Note: (*) extend rows as per requirement.



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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	100%	
2.	Parking	NIL	NIL	
	Covered no.	NIL	NIL	
	Open no.	NIL	NIL	
3.	Water supply	YES	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	100%	
5.	Storm water drains	YES	100%	
6.	Landscaping & tree plantation	YES	100%	
7.	Parks and playgrounds	YES	100%	
	Fixing of children play equipment's	YES	0	Not Yet Started
	Benches	YES	0	Not Yet Started
8.	Shopping area	NA	NA	
9.	Street lighting/ electrification	YES	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	YES	100%	
11.	Solid waste management & disposal	YES	30%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	100%	
13.	Energy management (solar)	NIL	NIL	
14.	Fire protection and fire safety requirements	NIL	NIL	
15.	Electrical meter room, sub-station, receiving station	YES	100%	
16.	Other (option to add more)	NIL	NIL	
B-2	Community building to be transferred to RWA			
17.	Community centre	NIL	NIL	
18.	Others	NIL	NIL	
B-3	Community buildings not to be transferred to RWA/competent authority	NIL	NIL	
19.	Schools	NIL	NIL	
20.	Dispensary	NIL	NIL	
21.	Club	NIL	NIL	
22.	Others	NIL	NIL	
B-4	Services/ facilities to be transferred to competent authority	NIL	NIL	
23.	*			

Note: (*) extend as per requirement

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