

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 2023- DECEMBER 2023
----------------------------------	------------------------------------

Subject: Certificate of progress of construction work:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	La- Regencia Phase-II
ii.	Location	Sec.-19 Sushant City Panipat
iii.	Area in acres	4.367
vi.	HARERA Registration No.	HRERA-PKL-PNP-46-2018
v.	Name of Licensee	Sianzu Developers And Infrastructure Pvt. Ltd.
vi.	Name of Collaborator	
vii.	Name of Developer	M/s Astrum Value homes Pvt. Ltd.

Sir,

1. I/ 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	02.11.2023
ii.	Name of Architect/Architect's firm	Nitin Chauhan/ Urban Atelier
iii.	Date of site inspection	02.11.2023

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. Rourk 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 (IN BLOCK LETTERS) 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





URBAN ATELIER

PS ENGINEERS

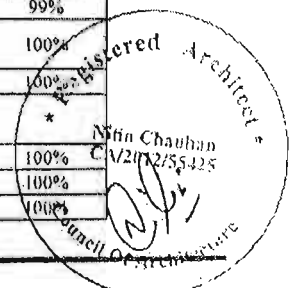
Table - A

Building/Tower no. Tower-D2, or called Emerald

Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage of total proposed work Upto December 2023	
A1	SUB- STRUCTURE STATUS			
1.	Excavation		100%	
2.	Laying of foundation			
i.	Raft		100%	
ii.	Pile		NA	
3.	Number of basement(s)			
i.	Basement level 1		NA	
ii.	Basement level 2*		NA	
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.	7244	
7.	Stilt Floor/ Ground Floor		7244	
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		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	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			
i.	Staircase with railing		NA	100%
ii.	Lift wells		NA	100%
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	100%
xi.	Compliance to conditions of environment /CRZ NOC			
17.	Waterproofing of terraces		NA	100%
18.	Entrance lobby finishing		NA	100%
19.	Status of construction of Compound wall		NA	100%

Note. — (*) Extend rows as per requirement



#H-23, Lower Ground Floor, South Extension Part- I, New Delhi - 110049, India

+91-8130269829, 011-35514584 | www.urbanatelierarchitects.com | urbanatelier24@gmail.com

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 of total proposed work Upto December -2021	
A1	SUB- STRUCTURE STATUS			
1.	Excavation		100%	
2.	Laying of foundation			
	i. Raft		100%	
	ii. Pile		NA	
3.	Number of basement(s)			
	i. Basement level 1		NA	
	ii. Basement level 2*		NA	
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.	7980	
7.	Stilt Floor/ Ground Floor		7980	
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)	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	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			
	i. Staircase with railing		NA	100%
	ii. Lift wells		NA	100%
	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		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%
	x. Electrical fittings in common areas		NA	100%
	xi. Compliance to conditions of environment /CRZ NOC		NA	100%
17.	Waterproofing of terraces		NA	100%
18.	Entrance lobby finishing		NA	100%
19.	Status of construction of Compound wall		NA	100%

Note: - (*) Extend rows as per requirement

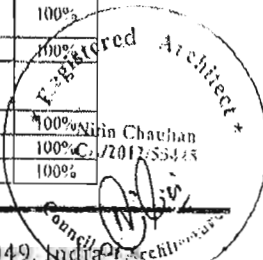


Table --A

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	Percentage of total proposed work Upto December 2023	
A1	SUB- STRUCTURE STATUS			
1.	Excavation			100%
2.	Laying of foundation			100%
	i. Raft			100%
	ii. Pile			NA
3.	Number of basement(s)			
	i. Basement level 1			NA
	ii. Basement level 2*			NA
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.		7244
7.	Slft Floor/ Ground Floor			7244
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)	External works
	i. Mechanical works		NA	NA
	ii. Electrical works including wiring		99%	99%
	iii. Plumbing works		99%	100%
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)			
	i. External		NA	90%
	ii. Internal		97%	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			
	i. Staircase with railing		NA	100%
	ii. Lift wells		NA	100%
	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		98%	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	100%
	vii. Overhead tanks		NA	100%
	viii. Underground water tank		NA	100%
	ix. Firefighting fittings and equipment's as per CFC NOC		NA	100%
	x. Electrical fittings in common areas		NA	100%
	xi. Compliance to conditions of environment /CRZ NOC			
17.	Waterproofing of terraces		NA	100%
18.	Entrance lobby finishing		NA	99%
19.	Status of construction of Compound wall		NA	100%

Note: --(*) Extend rows as per requirement

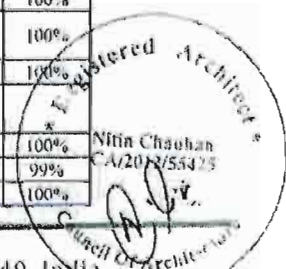


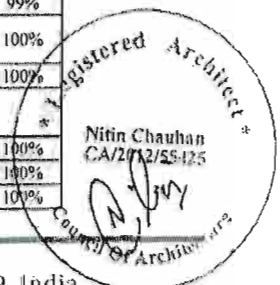
Table - A

Building/Tower no. A1 or called Hamilton

Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage of total proposed work Upto December 2023	
A1	SUB- STRUCTURE STATUS			
1.	Excavation		100%	
2.	Laying of foundation			
	i. Raft		100%	
	ii. Pile		NA	
3.	Number of basement(s)			
	i. Basement level 1		NA	
	ii. Basement level 2*		NA	
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.	7244	
7.	Slit Floor/ Ground Floor		7244	
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)	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		99%	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		NA	99%
15.	Status of other civil works			
	i. Staircase with railing		NA	100%
	ii. Lift wells		NA	100%
	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		99%	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 CPO NOC		NA	100%
	x. Electrical fittings in common areas		NA	100%
	xi. Compliance to conditions of environment /CRZ NOC			
17.	Waterproofing of terraces		NA	100%
18.	Entrance lobby finishing		NA	100%
19.	Status of construction of Compound wall		NA	100%

Note.— (*) Extend rows as per requirement





URBAN ATELIER
ARCHITECTS | PLANNERS | ENGINEERS

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	Percentage of total proposed work Upto December 2023	
A1	SUB- STRUCTURE STATUS			
1.	Excavation		100%	
2.	Laying of foundation			
i.	Raft		100%	
ii.	Pile		NA	
3.	Number of basement(s)			
i.	Basement level 1		NA	
ii.	Basement level 2*		NA	
4.	Waterproofing of the above sub- structure (wherever applicable)		100%	
A2	SUPER- STRUCTURE STATUS			
5.	Total floors in the tower/building		S+10	
6.	Total area on each floor	SQ. Ft.	9752	
7.	Stilt Floor/ Ground Floor		9752	
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		99%	
ii.	Staircase		99%	
iii.	Lift wells along with water proofing		99%	
iv.	Lift lobbies /common areas floor wise		97%	
10.	Fixing of door and window frames in flats/units		98%	
11.	Status of MEP		Internal (within Flat)	External works
i.	Mechanical works		NA	NA
ii.	Electrical works including wiring		70%	90%
iii.	Plumbing works		65%	95%
12.	Status of wall finishing (plaster/paint/ whitewashing/coating)			
i.	External		NA	65%
ii.	Internal		80%	NA
13.	Status of wall tiling			
i.	In bathroom		92%	NA
ii.	In Kitchen		90%	NA
14.	Status of flooring			
i.	Common areas		NA	85%
ii.	Units/flats		85%	NA
15.	Status of other civil works			
i.	Staircase with railing		NA	90%
ii.	Lift wells		NA	98%
iii.	Lift lobbies /common areas floor wise		NA	90%
16.	Status of Installation (Within flat/unit)			
i.	Doors and windows panels		85%	NA
ii.	Sanitary Fixtures		20%	NA
iii.	Modular Kitchen		NA	NA
iv.	Electrical fittings/lighting		NA	25%
v.	Gas piping (if any)		NA	NA
	(Other than flat/units)			
vi.	Lifts installation		NA	90%
vii.	Overhead tanks		NA	95%
viii.	Underground water tank		NA	100%
ix.	Firefighting fittings and equipment's as per CFC NOC		NA	N/A
x.	Electrical fittings in common areas		NA	40% *
xi.	Compliance to conditions of environment /CRZ, NOC			
17.	Waterproofing of terraces		NA	98%
18.	Entrance lobby finishing		NA	75%
19.	Status of construction of Compound wall		NA	95%

Note: (*) Based on as per requirement



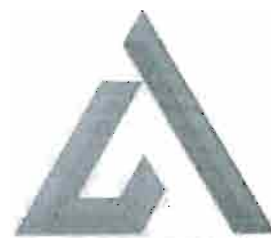


Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of total proposed work Upto December 2023	Remarks
B-1 Services				
1.	Internal roads & pavements	YES	70%	
2.	Parking			
	Covered no. _____	YES	96%	
	Open no. _____	YES	88%	
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	70%	
7.	Parks and playgrounds	YES	50%	
	Fixing of children play equipment's	YES	NIL	
	Benches	YES	65%	
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%	
13.	Energy management (Solar)	YES	100%	
14.	Fire Protection and Fire Safety Requirements	YES	95%	
15.	Electrical meter room, Sub-Station, Receiving station.	YES	100%	
16.	Other (option to add more)			
B-2 Community building to be transferred to RWA				
17.	Community centre	YES	85%	
18.	Others			
B-3 Community buildings not to be transferred to RWA/Competent Authority				
19.	Schools	NA		
20.	Dispensary	NA		
21.	Club	YES	85%	
22.	Others	YES	30%	
B-4 Services /facilities to be transferred to the Competent Authority				
23.	*	YES	0%	

Note.— (*) Extend as per requirement

