

DESIGN FORUM
INTERNATIONAL

• ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •

Architect's Certificate ¹		
Report for Till		31 th December 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	4.418 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	05-01-2024
2.	Name of Architect/ Architect's firm	M/s Design Forum International
3.	Date of site inspection	04-01-2024

¹ On the letter head of the architect firm

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.		

Date
5th Feb'2024

Yours faithfully,

Place

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

Delhi

Council of architects (CoA) :
registration no.
CA/2019/114661

ABHISHEK JAIN

Council of architects (CoA) :
registration valid till (date)
31ST DEC'30

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.)		3,06,600	1,04,23,12,847	99.93%
2.	Super structure (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		4,60,69,687	31,31,16,548	45.69%
3.	MEP				
	3.1	Mechanical (Lifts, ventilation, etc.)	3,58,71,549	7,45,15,399	31.74%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	2,23,09,533	10,16,46,119	52.16%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	2,77,51,307	9,33,78,389	40.06%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	3,03,19,469	4,60,78,696	35.45%
	4.2	External (Plaster, painting, facade, etc.)	5,08,33,584	8,16,42,322	29.69%
Sr.	Tasks/ Activity		Description of work	Percentage of total	



Annexure A

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		75%	
	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		Completed		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower laid by end of quarter		Slabs completed till 8 th floor level		Slabs construction till 9 th floor was proposed in this quarter.	
9.	Status of construction					
	(i)	Walls on floors	28%		35%	
	(ii)	Staircase	42%		45%	
	(iii)	Lift wells along with water proofing	20%		22%	
	(iv)	Lift lobbies/ common areas floor wise	25%		20%	
10.	Fixing of door and window frames in flats/ units		50%		60%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	43%		45%	
	(ii)	Electrical works including wiring	40%		45%	
	(iii)	Plumbing works	35%		38%	



Annexure A

12.	Status of wall plastering			
	(i)	External plaster	30%	35%
	(ii)	Internal plaster	35%	40%
13.	Status of wall tiling			
	(i)	In bathroom	25%	25%
	(ii)	In kitchen	NA	NA
14.	Status of flooring			
	(i)	Common areas	40%	45%
	(ii)	Units/ flats		
15.	Status of white washing			
	(i)	Internal walls	40%	45%
	(ii)	External walls	40%	47%
16.	Status of finishing			
	(i)	Staircase with railing	50%	50%
	(ii)	Lift wells	30%	30%
	(iii)	Lift lobbies/ common areas floor wise	35%	35%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	53%	60%
	(ii)	Sanitary fixtures	32%	32%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	30%	35%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	20%	30%
	(vii)	Overhead tanks	50%	60%
	(viii)	Underground water tank	70%	80%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	50%	50%
	(x)	Electrical fittings in common areas	40%	40%
	(xi)	Compliance to conditions of environment/ CRZ NOC	40%	40%
18.	Waterproofing of terraces		25%	35%
19.	Entrance lobby finishing		Not started	0%
20.	Status of construction of compound wall		90%	90%



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	98%	
2.	Parking			
	Covered no.	As per RERA document	82%	
	Open no.	NA		
3.	Water supply	Yes	52%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	90%	
5.	Storm water drains	Yes	92%	
6.	Landscaping & tree plantation	Yes	40%	
7.	Parks and playgrounds	NA		
	Fixing of children play equipment's	NA		
	Benches	NA		
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	50%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	90%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	85%	
13.	Energy management (solar)	Yes	65%	
14.	Fire protection and fire safety requirements	Yes	92%	
15.	Electrical meter room, sub-station, receiving station	Yes	95%	
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.	*			

