M-4/26 B DLF City 2 Gurugram122002 Haryana India
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Architecture | Interiors | Landscape | Planning

Architect's Certificate

Report for quarter ending			**31.12.2023**
Subject	Certificate of progress of construction work		
1	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.		
	Sr. No.	**Particulars**	**Information**
	1	Project/phase of the project	TRISTAAR
	2	Location	SECTOR - 92, VILLAGE- DHORKA, GURUGRAM
	3	Licensed area in acres	2.71875 Acres
	4	Area for registration in acres	2.71875 Acres
	5	HARERA registration no.	247 OF 2017 DATED 26.09.2017
	6	Name of licensee	Spaze Towers Pvt. Ltd.
	7	Name of collaborator	NA
	8	Name of developer	Spaze Towers Pvt. Ltd.
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	Ar. Anoop Kumar Taank
	3	Date of site inspection	**31.12.2023**
3	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1	Site engineer	Mr Yashpal Nasa
	2	Structural consultant	M/s. LKT Engg Appointed by principal Architect M/s. ACPL Design Limited
	3	Proof consultant	NA
	4	MEP consultant	Through principal Architect M/s. ACPL Design Limited
	5	Quantity surveyor	Mr Yashpal Nasa

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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 tableB

Date:	Yours faithfully,
Place:	ANOOP KUMAR TAANK CA/2018/96240 Architect
	Signature & name (in block letters) with stamp of engineering firm/ individual
Council of Architects (CoA) registration No.. :	
Council of architects (CoA) registration valid till (date) :	

Table – A					
Building/ Tower no.			**Tristaar (Single Tower)**		
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**		-	943.10	100.00%
	(inclusive of excavation, foundation, basements, water proofing, etc.)				
2	**Super structure**		-	1650.43	100.00%
	(slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	471.55	100.00%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	235.78	100.00%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	471.55	100.00%
4	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	707.33	100.00%
	4.2	External (plaster, painting, facade, etc.)	-	235.78	100.00%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1	Excavation		Completed	100%
2	Laying of foundation		Completed	100%
	i	Raft	Completed	100%
	ii	Pile	NA	NA
3	Number of basement(s)		Completed	100%

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	i	Basement Level 1	Completed	100%
	ii	Basement level 2*	Completed	100%
	iii	Basement level 3*	Completed	100%
4	Waterproofing of the above sub-structure (wherever applicable)		Completed	100%
	Super-Structure Status		Completed	100%
5	Total floors in the tower/ building		Ground+18 Floors	
6	Total area on floors		19079.603	
7	Stilt floor/ ground floor		4395.787	
8	Status of laying of slabs floor wise (Cumulative number of slabs in the building/ tower Ground + 18th)		Completed	100%
9	Status of construction			
	i	Walls on floors	Completed	100%
	ii	Staircase	Completed	100%
	iii	Lift wells along with water proofing	Completed	100%
	iv	Lift lobbies/ common areas floor wise	Completed	100%
10.	Fixing of door and window frames in flats/ units		Completed	100%
11	Status of MEP		Internal (within flat) and External works	Internal (within Unit) and External works
	i	Mechanical works	Completed	100.00%
	ii	Electrical works including wiring	Completed	100.00%
	iii	Plumbing works	Completed	100.00%
12	Status of wall plastering			
	i	Internal plaster	Completed	100.00%
	ii	External plaster	Completed	100.00%
13	Status of wall tiling			
	i	In bathroom	Completed	100%
	ii	In kitchen	NA	NA
14	Status of flooring			
	i	Common areas	Completed	100%
	ii	Units/ flats	Completed	100%
15	Status of white washing			
	i	Internal walls	Completed	100.00%
	ii	External walls	Completed	100.00%
16	Status of finishing			
	i	Staircase with railing	Completed	100%
	ii	Lift wells	Completed	100%
	iii	Lift lobbies/ common areas floor wise	Completed	100%
17	Status of installation		Completed	100%

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	(within flat/unit)			
	i	Doors and windows panels	Completed	100%
	ii	Sanitary fixtures	Completed	100%
	iii	Modular kitchen	NA	NA
	iv	Electrical fittings/ lighting	Completed	100.00%
	v	Gas piping (if any)	Completed	100%
	(other than flat/units)			
	vi	Lifts installation	Completed	100%
	vii	Overhead tanks	Completed	100%
	viii	Underground water tank	Completed	100%
	ix	Firefighting fitting and equipment's as per CFO NOC	Completed	100%
	x	Electrical fittings in common areas	Completed	100.00%
	xi	Compliance to conditions of environment/ CRZ NOC	Completed	100%
18	Waterproofing of terraces		Completed	100%
19	Entrance lobby finishing		Completed	100%
20	Status of construction of compound wall		Completed	100%
Total	**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**
Total		0.00	4715.50	100.00%

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%	Completed
2	Water supply, Sewerage, Storm, STP &Rain water harvesting	Yes	100%	Completed
3	Construction of circulation road	Yes	100%	Completed
4	Street light, laying of cable, Renewable of energy system, security & fire-fighting	Yes	100%	Completed
5	Other Internal Development work	Yes	20.19%	Under progress
Total IDW Work Completed		Yes	72.07%	Under progress

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