INDIVALUE ADVISORS PRIVATE LIMITED
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CIN : U74999DL2021PTC381050

IVAPL/07/122023/AIPL Zen Residences

Architect's Certificate

Report for quarter ending	31st 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	Zen Residences (Z-1 & Z-2)
2.	Location	Sector 70A- Gurugram
3.	Licensed area in acres	27.71 Acres
4.	Area for registration in acres	2.794
5.	HARERA registration no.	HRERA - 223 of 2017 dated 18.09.2017
6.	Name of licensee	Haamid Real Estates Pvt. Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Advance India Projects Ltd.

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	09.01.2024
2.	Name of Architect/ Architect's firm	Ar. Ashish Sawe
3.	Date of site inspection	09.01.2024

Ar. ASHISH SAWE CA/2001/28463 Regd. Architect

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Ravi Shankar (Global design consultants)
	2.	Structural consultant	Mr. R.K. Bhola - (Civtech consultants)
	3.	Proof consultant	Mr. V.P. Singh- (GVG consultants)
	4.	MEP consultant	T.S. Sethi- Electrical, Girish Sharma- Plumbing & FF
	5.	Site supervisor/In-charge	Mr. Mukesh Agarwal
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.		

Issued without prejudice

Date- 09.01.2024



Yours faithfully,

Name-AR.ASHISH SAWE

Place - Gurugram

Council of architects (CoA) registration no. : CA/2001/28463

Council of architects (CoA) registration valid till (date) : 31-12-2033

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Zen Residences (Z-1 & Z-2) Zen-1 (2B+G+27) (108 units) Zen-2 (2B+G+30) (120 units)**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done Area during the quarter**	**Cumulative work done Area till date**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		N.A	13962	100%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		N.A	30989	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	N.A	44951	100%
4.	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	2,427	44951	100%
5.	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	562	44,951	100%
6.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	1798	44951	100%
	4.2	External (Plaster, painting, facade, etc.)			

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		N.A		100%	
2.	Laying of foundation					
	(i)	Raft	N.A		100%	
	(ii)	Pile	N.A		N.A	
3.	Number of basement(s) . . 2					
	(i)	Basement Level 1	N.A		100%	
	(ii)	Basement level 2	N.A		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		5%		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building- G+27 & G+30		5%		100%	
6.	Total area on each floor(F.A.R)		416.785 Sqm.		100%	
7.	Stilt floor/ ground floor		N.A		100%	
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	1%		100%	
	(ii)	Staircase	1%		100%	
	(iii)	Lift wells along with water proofing	1%		100%	
	(iv)	Lift lobbies/ common areas floor wise	1%		100%	
10.	Fixing of door and window frames in flats/ units		1%		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works			100%	%
	(ii)	Electrical works including wiring			100%	98%
	(iii)	Plumbing works			100%	100%
12.	Status of wall plastering					
	(i)	External plaster			100%	
	(ii)	Internal plaster			100%	

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CA/2001/28463
Regd. Architect

13.	Status of wall tiling			
	(i)	In bathroom		100%
	(ii)	In kitchen		100%
14.	Status of flooring			
	(i)	Common areas		100%
	(ii)	Units/ flats		100%
15.	Status of white washing			
	(i)	Internal walls		100%
	(ii)	External walls		100%
16.	Status of finishing			
	(i)	Staircase with railing		100%
	(ii)	Lift wells		100%
	(iii)	Lift lobbies/ common areas floor wise		100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		100%
	(ii)	Sanitary fixtures		100%
	(iii)	Modular kitchen		100%
	(iv)	Electrical fittings/ lighting		100%
	(v)	Gas piping (if any)		
	(other than flat/units)			
	(vi)	Lifts installation		100%
	(vii)	Overhead tanks		100%
	(viii)	Underground water tank		100%
	(ix)	Fire fighting fitting and equipment's as per CFO NOC		100%
	(x)	Electrical fittings in common areas		100%
	(xi)	Compliance to conditions of environment/ CRZ NOC		N.A
18.	Waterproofing of terraces			100%
19.	Entrance lobby finishing			100%
20.	Status of construction of compound wall			100%

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	100%	
2.	Parking	yes	100%	
	Covered no. – 388			
	Open no. .(visitor parking)- 15			
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%	
	Benches	yes	100%	
8.	Shopping area	combined	100%	
9.	Street lighting/ electrification	yes	90%	
10.	Treatment and disposal of sewage and sullage water/ STP	yes	100%	
11.	Solid waste management & disposal	yes	100%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	yes	100%	
13.	Energy management (solar)	yes(combined)	0%	
14.	Fire protection and fire safety requirements	yes	100%	
15.	Electrical meter room, sub-station, receiving station	combined	100%	
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	N.A		
18.	others			



B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	N.A		
20.	Dispensary	N.A		
21.	Club	N.A		
22.	Others	N.A		
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

----------End Report----------

