TATHAGAT ARCHITECT & VALUERS

ARCHITECT, VALUER ESTIMATER & PLANNER

Off. No.- 313, 2nd Floor, AKD Tower, Sector-14, Gurugram, Haryana.

Annexure - A

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	AIPL Business Club
2.	Location	Sec 62, Gurgaon, Haryana
3.	Licensed area in acres	8.356 Acres
4.	Area for registration in acres	3.47 Acres
5.	HARERA registration no.	166 of 2017 dated 29.08.2017
6.	Name of licensee	M/s Baakir Real Estate Pvt. Ltd. & Others
7.	Name of collaborator	N/A
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	12/January/2024
2.	Name of Architect/ Architect's firm	Tathagat Architect & Valuers
3.	Date of site inspection	10/January/2024

3. Following technical professionals are appointed by promoter: - (as applicable)

TATHAGAT ARCHITECT & VALUERS CA/2017-96236 M. 7988789153 GURUGRAM

	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Manoj Kumar
	2.	Structural consultant	M/s Mehro Consultants Pvt. Ltd.
	3.	Proof consultant	M/s Manish Consultant
	4.	MEP consultant	M/s Udyan Chaudhary & Associates Pvt. Ltd. M/s Electrical Consulting Engineers M/s Paradise Consultants
	5.	Site supervisor/in charge	Mr. Manoj Kumar
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 : 12.01.2024

Yours faithfully,

Place : Gurugram

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

Ar. VIKKEY

Council of architects (CoA) registration no. : CA/2017/86236

Council of architects (CoA) registration valid till (date) : 31st December 2028

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower 1**		
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.)		-	3,862.69	100%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		-	3,517.64	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	-	1,136.84	100%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	-	1,136.84	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	1,136.84	100%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	-	1,304.44	100%
	4.2	External (Plaster, painting, facade, etc.)	-	1,310.59	100%

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM

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			
	(i)	Raft	-			
	(ii)	Pile	-			
3.	Number of basement(s) -		Two			
	(i)	Basement Level 1				
	(ii)	Basement level 2				
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed			
	Super-Structure Status					
5.	Total floors in the tower/ building		G+4MLCP+15 Floors			
6.	Total area on each floor		As per RERA DOC			
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise		Completed		100%	
	Cumulative number of slabs in the building/ tower 1 laid by end of quarter		Completed		100%	
9.	Status of construction					
	(i)	Walls on floors	-		-	
	(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		N/A		N/A	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Completed		100%	
	(ii)	Electrical works including wiring	Completed		100%	
	(iii)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(i)	External plaster	Completed		100%	
	(ii)	Internal plaster	Completed		100%	
13.	Status of wall tiling		N/A		N/A	

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM

	(i)	In bathroom	-	-
	(ii)	In kitchen	-	-
14.	Status of flooring			
	(i)	Common areas	Completed	100%
	(ii)	Units/ flats	N/A	N/A
15.	Status of white washing			
	(i)	Internal walls	Completed	100%
	(ii)	External walls	Completed	100%
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			
	(within flat/unit)			
	(i)	Doors and windows panels	N/A	N/A
	(ii)	Sanitary fixtures	N/A	N/A
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	N/A	N/A
	(v)	Gas piping (if any)	N/A	N/A
	(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%
18.	Waterproofing of terraces		Completed	100%
19.	Entrance lobby finishing		Completed	100%
20.	Status of construction of compound wall		Completed	100%

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM

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	-	Incl. in Structure work
	Covered no. 934	-	-	
	Open no. 52	-	-	
3.	Water supply	Yes	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	
5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	N/A	-	
7.	Parks and playgrounds	N/A	-	
	Fixing of children play equipment's	N/A	-	
	Benches	N/A	-	
8.	Street lighting/ electrification	N/A	-	
9.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
10.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	
11.	Fire protection and fire safety requirements	Yes	100%	
12.	Electrical meter room, sub-station, receiving station	Yes	100%	
13.	Underground tank	Yes	100%	
B-2	**Community building to be transferred to RWA – Not Applicable**			
B-3	**Community buildings not to be transferred to RWA/competent authority – Not Applicable**			
B-4	**Services/ facilities to be transferred to competent authority – Not Applicable**			

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM