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 Joy Street
2.	Location	Sec 66, Gurgaon, Haryana
3.	Licensed area in acres	3.9562 Acres
4.	Area for registration in acres	3.9562 Acres
5.	HARERA registration no.	157 of 2017 dated 28.08.2017
6.	Name of licensee	M/s Land Mark Apartments Pvt. Ltd.
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	09-01-2024
2.	Name of Architect/ Architect's firm	Tathagat Architect & Valuers
3.	Date of site inspection	08-01-2024

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

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	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 : 09-01-2024

Yours faithfully,

Place : Gurugram

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

AR. VIKKEY

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

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

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.)		-	3781.78	100%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		-	3511.65	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	-	1165.00	100%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	-	1174.33	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	1171.20	100%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	-	1044.68	100%
	4.2	External (Plaster, painting, facade, etc.)	-	1104.84	100%

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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) -		Three	
	(i)	Basement Level 1	Completed	
	(ii)	Basement level 2	Completed	
	(iii)	Basement level 3	Completed	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed	
	Super-Structure Status			
5.	Total floors in the tower/ building		G+15	
6.	Total area on each floor		As per RERA DOC	
7.	Stilt floor/ ground floor			100%
8.	Status of laying of slabs floor wise			100%
	Cumulative number of slabs in the building/ tower 1 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		WIP	100%
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%

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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		
	(iii)	Modular kitchen		
	(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)	Firefighting fitting and equipment's as per CFO NOC	-	100%
	(x)	Electrical fittings in common areas	-	100%
	(xi)	Compliance to conditions of environment/ CRZ NOC	-	100%
18.	Waterproofing of terraces		-	100%
19.	Entrance lobby finishing		-	100%
20.	Status of construction of compound wall		-	100%

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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. – 509			
	Open no. – 90			
3.	Water supply	Yes	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	
5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	No	-	
7.	Parks and playgrounds	No	-	
	Fixing of children play equipment's	N/A	-	
	Benches	N/A	-	
8.	Shopping area	No	-	
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	
12.	Fire protection and fire safety requirements	Yes	100%	
13.	Electrical meter room, sub-station, receiving station	Yes	100%	
14.	Rain Water Harvesting	Yes	100%	
15.	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**			

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