



INDIVALE ADVISORS PRIVATE LIMITED

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CIN : U74999DL2021PTC381050

IVAPL/02/012024/ SUSHANT ROYALE KARNAL

Architect's Certificate*		
Report for quarter ending		Jan to March' 2024
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	Sushant Royale Phase II & III
2.	Location	Sector- 36, Karnal
3.	Licensed area in acres	11.239 Acres
4.	Area for registration in acres	11.239 Acres
5.	HARERA registration NO.	338 of 2017/Hrera 509/2017/1779 Dated: 17.10.2017
6.	Name of licensee	Arena Constructions Pvt. Ltd., Sphere Properties Pvt. Ltd., Vridhi Properties Pvt. Ltd., & Others
7.	Name of collaborator	N/A
8.	Name of developer	M/S ANSAL LANDMARK (KARNAL) TOWNSHIP PVT. LTD.
2.	Details related to inspection area under	
1.	Date of certifying of percentage of construction work/ site inspection	31.03.2024
2.	Name of Architect/Architect's firm	Ar. Ashish Sawe
3.	Date of site inspection	31.03.2024



3.	Following technical professionals are appointed by promoter:- (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. P.N. Singh
	2.	Structural consultant	N/A
	3.	Proof consultant	N/A
	4.	MEP consultant	N/A
	5.	Site supervisor / incharge	N/A
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 or 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: 31.03.2024

Issued without prejudice,

Name :- Ar. ASHISH SAWE

Stamp:



Place : Gurugram

Council of Architecture (CoA)

Registration no. : CA/2001/28463

(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)		Phase 2 – B3, B2, A3, A5, B5, A6 & B6 Phase 3 – A7, B8, A2, A1, B15, A15, A13, A14, B14, A10, B11, A11, A17, A18, B18, B19, B22, A20 & B21 (Phase II & III in FAR 43206.28 Sqmt.)			
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.	Substructure (inclusive of excavation, foundation, basements, water proofing, etc.)		*****	2174	27%
2.	Superstructure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank ,etc.)		*****	15220	24%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	*****	*****	*****
	3.2	Electrical (conducting, wiring, fixtures ,etc.)	*****	*****	*****
	3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	*****	*****	*****
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within unit and common areas)	*****	2156	14%
	4.2	External (plaster, painting, facade, etc.)	*****	*****	*****



Sr. No.	Tasks/Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Under Progress		27%	
2.	Laying of foundation					
	(i)	Raft	Under Progress		27%	
	(ii)	Pile				
3.	Number of basement (s).. ...					
	(i)	Basement Level 1	N/A			
4.	Waterproofing of the above sub-structure (wherever applicable)		Nil		0%	
	Super-Structure Status					
5.	Total floors in the tower/building		7			
6.	Total area on each floor		310.63			
7.	Stilt floor/ ground floor		Under Progress		24%	
8.	Status of laying of slabs floor wise		Under Progress		24%	
	Cumulative number of slabs in the building/ tower ..laid by end of quarter		7		24%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		24%	
	(ii)	Staircase	Under Progress		24%	
	(iii)	Lift wells along with water proofing	Under Progress		14%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		14%	
10.	Fixing of door and window frames in flats/ units		Nil		0%	
11.	Status of MEP		Internal (with in flat)	Extern al works	Internal (with in flat)	Extern al works
	(i)	Mechanical works	Nil		0%	
	(ii)	Electrical works including wiring	Nil		0%	
	(iii)	Plumbing works	Nil		0%	



12.	Status of wall plastering			
	(i)	External plaster	Nil	0%
	(ii)	Internal plaster	Under progress	14%
13.	Status of wall tiling			
	(i)	In bathroom	Nil	0%
	(ii)	In kitchen	Nil	0%
14.	Status of flooring			
	(i)	Common areas	Nil	0%
	(ii)	Units/flats	Nil	0%

Sr. No.	Tasks/Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Nil	0%
	(ii)	External walls	Nil	0%
16.	Status of finishing			
	(i)	Stair case with railing	Nil	0%
	(ii)	Lift wells	Nil	0%
	(iii)	Lift lobbies/common areas floor wise	Nil	0%
17.	Status of installation		
	(within flat/unit)			
	(i)	Doors and window spanels	Nil	0%
	(ii)	Sanitary fixtures	Nil	0%
	(iii)	Modular kitchen	Nil	0%
	(iv)	Electrical fittings/lighting	Nil	0%
	(v)	Gas piping(if any)	Nil	0%
	(other than flat/units)			
	(vi)	Lifts installation	Nil	0%
	(vii)	Overhead tanks	Nil	0%
	(viii)	Underground water tank	Nil	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Nil	0%
	(x)	Electrical fittings in common	Nil	0%



	areas		
(xi)	Compliance to conditions of environment/ CRZ NOC	Nil	0%
18.	Water proofing of terraces	Nil	0%
19.	Entrance lobby finishing	Nil	0%
20.	Status of construction of compound wall	Nil	0%

Table-B

Sr.No.	Common areas and facilities amenities	Proposed (Yes/No)	% of work done	Remarks
B-1				
1.	Internal roads & pavements	Yes	53%	In progress
2.	Parking	Yes		Not started
	Covered no.....	Yes		Not started
	Open no.....	Yes		Not started
3.	Water supply	Yes	54%	In progress
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	47%	In progress
5.	Storm water drains	Yes	57%	In progress
6.	Landscaping & tree plantation	Yes	30%	In progress
7.	Parks and play grounds	Yes	0%	Not started
	Fixing of children play equipment's	Yes	0%	Not started
	Benches	Yes	0%	Not started
8.	Shopping area	Yes	0%	Not started
9.	Street lighting	Yes	67%	Not started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	Not started
11.	Solid waste management & disposal	Yes	0%	Not started
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	0%	Not started
13.	Energy management (solar) & Other Misc. Compliances	Yes	0%	Not started
14.	Fire protection and fire safety requirements	Yes	0%	Not started



15.	Electrification, Electrical meter room, sub-station, receiving station	Yes	0%	Not started
16.	Other (Option to add more)	Yes	0%	Not started
B-2				
17.	Community Centre	N.A.	N.A.	N.A.
18.	Others	N.A.	N.A.	N.A.
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	N.A.	N.A.	N.A.
20.	Dispensary	N.A.	N.A.	N.A.
21.	Club	Yes	47%	Under Progress
22.	Others	N.A.	N.A.	N.A.
B-4	Services/facilities to be transferred to competent authority			
23.	*	N.A.	N.A.	N.A.

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

