

Annexure A

| Architect's Certificate*  |  |  |   |
|---------------------------|--|--|---|
| Report for quarter ending |  | 31.03.2024   |   |
| 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   | GREEN VALLEY INDEPENDENT FLOORS   |
|                           | 2.   | Location   | Sec 35, Sohna, Gurugram   |
|                           | 3.   | Licensed area in acres   | 12.41875 Acres  |
|                           | 4.   | Area for registration in acres   | 0.3472 Acres  |
|                           | 5.   | HARERA registration no.  | 47 of 2021  |
|                           | 6.   | Name of licensee   | M/s.Lion Infradevelopers LLP, M/s.Vibhor Home Developers Private Limited, M/s. Vallabham Buildcon private limited |
|                           | 7.   | Name of collaborator   | M/s.Lion Infradevelopers LLP  |
|                           | 8.   | Name of developer  | M/s.Lion Infradevelopers LLP  |
| 2.                        | Details related to inspection are as under   |  |   |
|                           | 1.   | Date of certifying of percentage of construction work/ site inspection | 31.03.2024  |
|                           | 2.   | Name of Architect/ Architect's firm                                    | PLANNERS CONSULTANCY PVT. LTD   |
|                           | 3.   | Date of site inspection  | 31.03.2024  |

\*On the letter head of the architect firm





A unit of Planners Consultancy Pvt. Ltd.  
CIN no. U74140DL2013PTC253810

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New Delhi 110049  
Office: 1023, 10<sup>th</sup> Floor, JMD Megapolis  
Sector 48, Gurgaon 122001

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|    |   |                          |                           |
|----|---|--------------------------|---------------------------|
| 3. | <b>Following technical professionals are appointed by promoter: - (as applicable)</b>   |                          |                           |
|    | <b>Sr. No.</b>  | <b>Consultants</b>       | <b>Name</b>               |
|    | 1.  | Site engineer            | Abhishek Kumar            |
|    | 2.  | Structural consultant    | Keen Associates Pvt. Ltd. |
|    | 3.  | Proof consultant         | Rhythm Ventures           |
|    | 4.  | MEP consultant           | Prifactor Engineers       |
|    | 5.  | Site supervisor/incharge | Munit Gaur                |
| 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 10.04.2024

:

Place: Gurugram

Council of architects (CoA) : CA/2010/50178  
registration no.

Council of architects (CoA) : 31/12/2031  
registration valid till (date)

Yours faithfully,  
Signature & name (in block letters) with

Yours faithfully,

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

**AR. VAKUL MITTAL**  
COA No. CA/2010/50178  
1023, 10<sup>th</sup> Floor, JMD Megapolis  
Sector-48, Gurgaon-122001  
Ph: 0124-4978484

**Table – A**

| Table – A   |  |   |   |   |   |
|---|--|---|---|---|---|
| Building/ Tower no.<br>(to be prepared separately for each building/ tower<br>in the project/ phase of the project) |  |   | TYPE –F   |   |   |
| A1  | Cumulative progress of the project/phase at the end of the quarter.  |   |   |   |   |
| Sr.<br>No.  | Project components   |   | Work done value<br>during the<br>quarter<br>(INR in Lakh) | Cumulative<br>work done value<br>till date<br>(INR in Lakh) | Percentage of<br>work done to the<br>total proposed<br>work |
| 1.  | Sub structure<br>(inclusive of excavation, foundation,<br>basements, water proofing, etc.)                     |   | 5.70  | 34.20   | 100%  |
| 2.  | Super structure<br>(slabs, brick work, block work, stair case,<br>lift wells, machine rooms, water tank, etc.) |   | 5.94  | 68.40   | 100%  |
| 3.  | MEP  |   |   |   |   |
|   | 3.1  | Mechanical<br>(lifts, ventilation, etc.)  | NIL   | 23.13   | 100%  |
|   | 3.2  | Electrical<br>(conduiting, wiring, fixtures, etc.)  | 0.91  | 4.80  | 100%  |
|   | 3.3  | Plumbing & Firefighting (piping,<br>pumps and pump room, fixtures,<br>etc.)               | 0.82  | 2.65  | 100%  |
| 4.  | Finishing  |   |   |   |   |
|   | 4.1  | Internal<br>(plaster, tilling, flooring, painting,<br>etc. within units and common areas) | 13.61   | 35.91   | 100%  |
|   | 4.2  | External<br>(plaster, painting, facade, etc.)   | 11.39   | 15.39   | 100%  |

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| Sr.<br>No. | Tasks/<br>Activity   |                                       | Description of<br>work done | Percentage of total proposed<br>work |
|------------|--|---------------------------------------|-----------------------------|--------------------------------------|
|            | Sub-Structure Status   |                                       |                             |                                      |
| 1.         | Excavation   |                                       | COMPLETED                   | 100%                                 |
| 2.         | Laying of foundation   |                                       |                             |                                      |
|            | (i)  | Raft                                  | COMPLETED                   | 100%                                 |
|            | (ii)   | Pile                                  | NA                          | NA                                   |
| 3.         | Number of basement(s) . . . . .  |                                       |                             |                                      |
|            | (i)  | Basement Level 1                      | NA                          | NA                                   |
|            | (ii)   | Basement level 2*                     | NA                          | NA                                   |
| 4.         | Waterproofing of the above sub-structure<br>(wherever applicable)                  |                                       | NOT STARTED YET             | NIL                                  |
|            | Super-Structure Status   |                                       |                             |                                      |
| 5.         | Total floors in the tower/ building  |                                       | STILT +4TH                  | 100%                                 |
| 6.         | Total area on each floor   |                                       | 900 SQFT                    |                                      |
| 7.         | Stilt floor/ ground floor  |                                       | Completed                   | 100%                                 |
| 8.         | Status of laying of slabs floor wise   |                                       | 4                           | 100%                                 |
|            | Cumulative number of slabs in the building/<br>tower.....laid by end of<br>quarter |                                       | 4                           | 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/<br>units                                |                                       | COMPLETED                   | 100%                                 |
| 11.        | Status of MEP  |                                       | Internal (within flat)      | External works                       |
|            | (i)  | Mechanical works                      | 100%                        | 100%                                 |
|            | (ii)   | Electrical works including wiring     | 100%                        | 100%                                 |
|            | (iii)  | Plumbing works                        | 100%                        | 100%                                 |
| 12.        | Status of wall plastering  |                                       |                             |                                      |
|            | (i)  | External plaster                      | COMPLETED                   | 100%                                 |
|            | (ii)   | Internal plaster                      | COMPLETED                   | 100%                                 |
| 13.        | Status of wall tiling  |                                       |                             |                                      |
|            | (i)  | In bathroom                           | COMPLETED                   | 100%                                 |
|            | (ii)   | In kitchen                            | COMPLETED                   | 100%                                 |
| 14.        | Status of flooring   |                                       |                             |                                      |
|            | (i)  | Common areas                          | COMPLETED                   | 100%                                 |
|            | (ii)   | Units/ flats                          | COMPLETED                   | 100%                                 |

| Sr. No. | Tasks/ Activity                         |   | Description of work done | Percentage of total proposed work |
|---------|---|---|--------------------------|-----------------------------------|
|         | Sub-Structure Status                    |   |                          |                                   |
| 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                            | COMPLETED                | 100%                              |
|         | (ii)                                    | Sanitary fixtures                                   | COMPLETED                | 100%                              |
|         | (iii)                                   | Modular kitchen                                     | COMPLETED                | 100%                              |
|         | (iv)                                    | Electrical fittings/ lighting                       | COMPLETED                | 100%                              |
|         | (v)                                     | Gas piping (if any)                                 | COMPLETED                | 100%                              |
|         | (other than flat/units)                 |   |                          | COMPLETED                         |
|         | (vi)                                    | Lifts installation                                  | COMPLETED                | 100%                              |
|         | (vii)                                   | Overhead tanks                                      | COMPLETED                | 100%                              |
|         | (viii)                                  | Underground water tank                              | N/A                      | N/A                               |
|         | (ix)                                    | Firefighting fitting and equipment's as per CFO NOC | COMPLETED                | 100%                              |
|         | (x)                                     | Electrical fittings in common areas                 | COMPLETED                | 100%                              |
|         | (xi)                                    | Compliance to conditions of environment/ CRZ NOC    | NOT STARTED YET          | 0%                                |
| 18.     | Waterproofing of terraces               |   | COMPLETED                | 100%                              |
| 19.     | Entrance lobby finishing                |   | COMPLETED                | 100%                              |
| 20.     | Status of construction of compound wall |   | COMPLETED                | 100%                              |

Note: (\*) extend rows as per requirement.



**Table – A**

| Table – A   |  |   |   |   |
|---|--|---|---|---|
| Building/ Tower no.<br>(to be prepared separately for each building/ tower<br>in the project/ phase of the project) |  | TYPE -J   |   |   |
| A1  | Cumulative progress of the project/phase at the end of the quarter.  |   |   |   |
| Sr.<br>No.  | Project components   | Work done value<br>during the<br>quarter<br>(INR in Lakh) | Cumulative<br>work done value<br>till date<br>(INR in Lakh) | Percentage of<br>work done to the<br>total proposed<br>work |
| 1.  | Sub structure<br>(inclusive of excavation, foundation,<br>basements, water proofing, etc.)                     | 26.39   | 22.48   | 10%   |
| 2.  | Super structure<br>(slabs, brick work, block work, stair case,<br>lift wells, machine rooms, water tank, etc.) | 36.11   | 50.44   | 100%  |
| 3.  | MEP  |   |   |   |
|   | 3.1 Mechanical<br>(lifts, ventilation, etc.)   | NIL   | 23.13   | 100%  |
|   | 3.2 Electrical<br>(conduiting, wiring, fixtures, etc.)   | 2.66  | 4.40  | 100%  |
|   | 3.3 Plumbing & Firefighting (piping,<br>pumps and pump room, fixtures,<br>etc.)                                | 1.11  | 3.94  | 100%  |
| 4.  | Finishing  |   |   |   |
|   | 4.1 Internal<br>(plaster, tilling, flooring, painting,<br>etc. within units and common areas)                  | 36.48   | 55.29   | 100%  |
|   | 4.2 External<br>(plaster, painting, facade, etc.)  | 18.96   | 23.70   | 100%  |

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| Sr.<br>No. | Tasks/ Activity   |                                       | Description of work<br>done | Percentage of total<br>proposed work |
|------------|---|---------------------------------------|-----------------------------|--------------------------------------|
|            | Sub-Structure Status  |                                       |                             |                                      |
| 1.         | Excavation  |                                       | COMPLETED                   | 100%                                 |
| 2.         | Laying of foundation  |                                       |                             |                                      |
|            | (i)   | Raft                                  | COMPLETED                   | 100%                                 |
|            | (ii)  | Pile                                  | NA                          | NA                                   |
| 3.         | Number of basement(s) . . . . .   |                                       |                             |                                      |
|            | (i)   | Basement Level 1                      | NA                          | NA                                   |
|            | (ii)  | Basement level 2*                     | NA                          | NA                                   |
| 4.         | Waterproofing of the above sub-structure<br>(wherever applicable)               |                                       | COMPLETED                   | 100%                                 |
|            | Super-Structure Status  |                                       |                             |                                      |
| 5.         | Total floors in the tower/ building   |                                       | STILT +4TH                  | 100%                                 |
| 6.         | Total area on each floor  |                                       | 1109.5 SQFT                 |                                      |
| 7.         | Stilt floor/ ground floor   |                                       | COMPLETED                   | 100%                                 |
| 8.         | Status of laying of slabs floor wise  |                                       | 5                           | 100%                                 |
|            | Cumulative number of slabs in the building/<br>tower.....laid by end of quarter |                                       | 5                           | 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/<br>units                             |                                       | COMPLETED                   | 100%                                 |
| 11.        | Status of MEP   |                                       | Internal (within flat)      | External works                       |
|            | (i)   | Mechanical works                      | 100%                        | 100%                                 |
|            | (ii)  | Electrical works including wiring     | 100%                        | 100%                                 |
|            | (iii)   | Plumbing works                        | 100%                        | 100%                                 |
| 12.        | Status of wall plastering   |                                       |                             |                                      |
|            | (i)   | External plaster                      | COMPLETED                   | 100%                                 |
|            | (ii)  | Internal plaster                      | COMPLETED                   | 100%                                 |
| 13.        | Status of wall tiling   |                                       |                             |                                      |
|            | (i)   | In bathroom                           | COMPLETED                   | 100%                                 |
|            | (ii)  | In kitchen                            | COMPLETED                   | 100%                                 |
| 14.        | Status of flooring  |                                       |                             |                                      |
|            | (i)   | Common areas                          | COMPLETED                   | 100%                                 |
|            | (ii)  | Units/ flats                          | COMPLETED                   | 100%                                 |



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| Sr. No. | Tasks/ Activity                         |   | Description of work done | Percentage of total proposed work |
|---------|---|---|--------------------------|-----------------------------------|
|         | Sub-Structure Status                    |   |                          |                                   |
| 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                            | COMPLETED                | 100%                              |
|         | (ii)                                    | Sanitary fixtures                                   | COMPLETED                | 100%                              |
|         | (iii)                                   | Modular kitchen                                     | COMPLETED                | 100%                              |
|         | (iv)                                    | Electrical fittings/ lighting                       | COMPLETED                | 100%                              |
|         | (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                              | N/A                      | 100%                              |
|         | (ix)                                    | Firefighting fitting and equipment's as per CFO NOC | COMPLETED                | 100%                              |
|         | (x)                                     | Electrical fittings in common areas                 | COMPLETED                | 100%                              |
|         | (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%                              |

Note: (\*) extend rows as per requirement

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**Table – B**

| Sr. No.    | Common areas and facilities amenities   | Proposed<br>(Yes/ No) | Percentage<br>work done | of<br>remarks |
|------------|---|-----------------------|-------------------------|---------------|
| <b>B-1</b> | <b>Services</b>   |                       |                         |               |
| 1.         | Internal roads & pavements  | YES                   | 100%                    |               |
| 2.         | Parking   | NIL                   | NIL                     |               |
|            | Covered no. ....  | NIL                   | NIL                     |               |
|            | Open no. ....   | NIL                   | NIL                     |               |
| 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                   | 0                       |               |
| 8.         | Shopping area   | NA                    | NA                      |               |
| 9.         | Street lighting/ electrification  | YES                   | 100%                    |               |
| 10.        | Treatment and disposal of sewage and sullage<br>water/ STP                      | YES                   | 100%                    |               |
| 11.        | Solid waste management & disposal   | YES                   | 100%                    |               |
| 12.        | Water conservation, rain water, harvesting,<br>percolating well/ pit            | YES                   | 100%                    |               |
| 13.        | Energy management (solar)   | NIL                   | NIL                     |               |
| 14.        | Fire protection and fire safety requirements                                    | NIL                   | NIL                     |               |
| 15.        | Electrical meter room, sub-station, receiving<br>station                        | YES                   | 100%                    |               |
| 16.        | Other (option to add more)  | NIL                   | NIL                     |               |
| <b>B-2</b> | <b>Community building to be transferred to RWA</b>                              |                       |                         |               |
| 17.        | Community centre  | NIL                   | NIL                     |               |
| 18.        | Others  | NIL                   | NIL                     |               |
| <b>B-3</b> | <b>Community buildings not to be transferred to<br/>RWA/competent authority</b> | NIL                   | NIL                     |               |
| 19.        | Schools   | NIL                   | NIL                     |               |
| 20.        | Dispensary  | NIL                   | NIL                     |               |
| 21.        | Club  | NIL                   | NIL                     |               |
| 22.        | Others  | NIL                   | NIL                     |               |
| <b>B-4</b> | <b>Services/ facilities to be transferred to<br/>competent authority</b>        | NIL                   | NIL                     |               |
| 23.        | *   |                       |                         |               |

Note: (\*) extend as per requirement

