M-9/36 B DLF City 2 Gurugram122002 Haryana India
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A K A

Architecture | Interiors | Landscape | Planning

Architect's Certificate

Report for quarter ending			**30-Sep-23**
Subject	Certificate of progress of construction work		
1	I/we have (Without Prejudice) undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.		
	Sr. No.	**Particulars**	**Information**
	1	Project/phase of the project	OCUS 24K
	2	Location	Sector -68, Gurugram (Haryana)
	3	Licensed area in acres	4.44 Acres
	4	Area for registration in acres	4.44 Acres
	5	HARERA registration no.	220 of 2017 Dated 18.09.2017
	6	Name of licensee	Perfect Constech Pvt. Ltd.
	7	Name of collaborator	Ocus Skycrapers Realty Ltd.
	8	Name of developer	Ocus Skycrapers Realty Ltd.
2	**Details related to inspection are as under**		
	1	Date of certifying of percentage of construction work/ site inspection	**30-Sep-23**
	2	Name of Architect/ Architect's firm	**Ar. Anoop Kumar Taank**
	3	Date of site inspection	**30-Sep-23**
3	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1	Site engineer	Pankaj Sharma
	2	Structural consultant	Sudha Technical Consultant Pvt. Ltd.
	3	Proof consultant	Sudha Technical Consultant Pvt. Ltd.
	4	MEP consultant	V.K. Kukreja & Associates
	5	Quantity surveyor	Avijit

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4	I (Without Prejudice) 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 (Without Prejudice) 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 tableB

Date:	Yours faithfully,
Place:	
	AR. Anoop Kumar
Council of Architects (CoA) registration No.. :	CA/2018/96240
Council of architects (CoA) registration valid till (date) :	

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Table – A

Building/ Tower no.		OCUS 24K		
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**		-	1,420.00	100.00%
	(inclusive of excavation, foundation, basements, water proofing, etc.)				
2	**Super structure**		-	2,130.00	100.00%
	(slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	532.50	100.00%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	355.00	100.00%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	532.50	100.00%
4	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	1064.99	100.00%
	4.2	External (plaster, painting, facade, etc.)	-	1,065.00	100.00%
	Total		-	7100.00	100.00%

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	100%
	i	Raft	Completed	100%
	ii	Pile	NA	NA
3	Number of basement(s)		Completed	100%
	i	Upper Basement	Completed	100%
	ii	Lower Basement	Completed	100%
4	Waterproofing of the above sub-structure (wherever applicable)		Completed	100%
	Super-Structure Status		Completed	100%
5	Total floors in the tower/ building		Ground+20th Floor	
6	Total area on floors (Ground to 20th Floor)		31355.232 Sq Mtrs	
7	Stilt floor/ ground floor			
8	Status of laying of slabs floor wise (Cumulative number of slabs in the building/ tower Ground + 17th Floor)		Completed	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/ units		Completed	100.00%
11	Status of MEP		Internal (within flat) and External works	Internal (within flat) and External works
	i	Mechanical works	Completed	100.00%
	ii	Electrical works including wiring	Completed	100.00%
	iii	Plumbing works	Completed	100.00%
12	Status of wall plastering			
	i	Internal plaster	Completed	100.00%
	ii	External plaster	Completed	100.00%
13	Status of wall tiling			
	i	In bathroom	Completed	100.00%
	ii	In kitchen	NA	NA
14	Status of flooring			
	i	Common areas	Completed	100.00%
	ii	Units	Completed	100.00%
15	Status of white washing			

	i	Internal walls	Completed	100.00%
	ii	External walls	Completed	100.00%
16	Status of finishing			
	i	Staircase with railing	Completed	100.00%
	ii	Lift wells	Completed	100.00%
	iii	Lift lobbies/ common areas floor wise	Completed	100.00%
17	Status of installation		Completed	
	(within flat/unit)			
	i	Doors and windows panels	Completed	100.00%
	ii	Sanitary fixtures	NA	NA
	iii	Modular kitchen	NA	NA
	iv	Electrical fittings/ lighting	Completed	100.00%
	v	Gas piping (if any)	Completed	100.00%
	(other than flat/units)			
	vi	Lifts installation	Completed	100.00%
	vii	Overhead tanks	Completed	100.00%
	viii	Underground water tank	Completed	100.00%
	ix	Firefighting fitting and equipment's as per CFO NOC	Completed	100.00%
	x	Electrical fittings in common areas	Completed	100.00%
	xi	Compliance to conditions of environment/ CRZ NOC	Completed	100.00%
18	Waterproofing of terraces		Completed	100.00%
19	Entrance lobby finishing		Completed	100.00%
20	Status of construction of compound wall		Completed	100.00%

Table – B				
Sr. No.	**Common areas and facilities amenities**	**Proposed (Yes/ No)**	**Percentage of work done**	**Remarks**
B-1	**Services**			
1	INTERNAL ROADS AND PAVEMENTS	Yes	100.00%	completed
2	Parking	Yes	100.00%	completed
3	WATER SUPPLY SYSTEM	Yes	100.00%	completed
4	Sewage	Yes	100.00%	completed
5	Electrification	Yes	100.00%	completed
6	Storm Water Drainage	Yes	100.00%	completed
7	STREET LIGHTING	Yes	100.00%	completed
8	Security & Fire Fighting	Yes	100.00%	completed
9	STP	Yes	100.00%	completed
10	Underground Tank	Yes	100.00%	completed
11	Electrical Sub Station	Yes	100.00%	completed
12	Others	Yes	100.00%	completed
13	Total IDW	Yes	100.00%	completed
B-2	**Community building to be transferred to RWA**			
14	Community centre/Club	NA	NA	
15	Others	NA	NA	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
16	Nursery School	NA	NA	
17	Dispensary	NA	NA	
18	Club	NA	NA	
19	Others	NA	NA	
B-4	**Services/ facilities to be transferred to competent authority**	NA	NA	
20	*			

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