Arch.KUMUD KANCHAN
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**Architecture & Valuation**
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## Annexure A

| **Architect's Certificate** | | | |
|---|---|---|---|
| **Report as on 31.12.2023** | | | |
| **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 | Group Housing Project "ARAVILLE" |
| | 2. | Location | Sector-79, Naurangpur, District Gurugram, Haryana |
| | 3. | Licensed area in acres | 10 Acres. |
| | 4. | Area for registration in acres | 10 Acres. |
| | 5. | HARERA registration No. | GGM/284/2018/16 DATED 13.10.2018 |
| | 6. | Name of licensee | Tirupati Buildplaza Pvt Ltd |
| | 7. | Name of collaborator | Supertech Limited |
| | 8. | Name of developer | Supertech Limited |
| 2. | **Details related to inspection are as under** | | |
| | 1. | Date of certifying of percentage of construction work/ site inspection | 28.02.2024 |
| | 2. | Name of Architect/ Architect‟s firm | ARCH. KUMUD KANCHAN |
| | 3. | Date of site inspection | Site inspection date 01.02.2024 |
| 3. | **Following technical professionals are appointed by promoter: - (as applicable)** | | |
| | **Sr.No.** | **Consultants** | **Name** |
| | 1. | Site engineer | **MR. HRISHIKESH SRIVASTAVA** |
| | 2. | Structural consultant | **NNC Design International** |
| | 3. | Proof consultant | **-** |
| | 4. | MEP consultant | **Proion Consultant** |
| | 5. | Site supervisor/in-charge | **Mr. Kalidas** |
| 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 tableB. | | |

| | | |
|---|---|---|
| Date: | :28.02.2024 | Yours faithfully, |
| Place: | :New Delhi | |
| Council of Architects (CoA) registration No.. : | CA/2006/37532 | ARCH. KUMUD KANCHAN<br>Signature & name (in block letters) with stamp of architect |
| Council of architects (CoA) registration valid till (date) : | :31/12/2025 | |

| Table – A | | | | | |
|---|---|---|---|---|---|
| **Building/ Tower no.** (to be prepared separately for each building/ tower in the project/ phase of the project) | | | **ARAVILLE** | | |
| **A1** | **Cumulative progress of the project/phase at the end of the quarter.** | | | | |
| **Sr. No.** | **Project components** | | **Work done value during the quarter (In Lacs)** | **Cumulative work done value till date(In Lacs)** | **Percentage of work done to the total proposed work** |
| **1.** | **Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.) | | 0.00 | 2566.95 | Gross: 100%<br>Tower-A: 100%<br>Tower-B: 100%<br>Tower-C: 100%<br>Tower-D: 100%<br>Tower-E: 100%<br>Tower-F: 100%<br>Tower-1: 100%<br>Tower-2: 100%<br>Commercial Shops: 98% |
| **2.** | **Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | | 0.00 | 6800.55 | Gross: 99%<br>Tower-A: 100%<br>Tower-B: 100%<br>Tower-C:100%<br>Tower-D:100%<br>Tower-E: 100%<br>Tower-F: 96%<br>Tower-1:100%<br>Tower-2: 100%<br>Commercial Shops: 98% |
| **3.** | **MEP** | | | | |
| | 3.1 | Mechanical (Lifts, ventilation, etc.) | 9.96 | 755.62 | Gross: 75%<br>Tower-A: 58.3%<br>Tower-B: 100%<br>Tower-C: 100%<br>Tower-D: 89.4%<br>Tower-E: 89 %<br>Tower-F: 20%<br>Tower-1: 77%<br>Tower-2: 39%<br>Commercial Shops: 98% |
| | 3.2 | Electrical | 15.62 | 1230.53 | Gross: 73%<br>Tower-A: 52.3% |

| | | | | | |
|---|---|---|---|---|---|
| | | (Conduiting, wiring, fixtures, etc.) | | | Tower-B: 87%<br>Tower-C: 95%<br>Tower-D: 85.01%<br>Tower-E: 85%<br>Tower-F: 42%<br>Tower-1: 73%<br>Tower-2: 37%<br>Commercial Shops: 98% |
| | 3.3 | Plumbing &Fire Fighting (piping, pumps and pump room, fixtures, etc.) | 14.61 | 1011.61 | Gross: 68%<br>Tower-A: 48.5%<br>Tower-B: 85%<br>Tower-C: 92%<br>Tower-D: 82.01%<br>Tower-E: 81%<br>Tower-F: 20%<br>Tower-1: 71%<br>Tower-2: 35%<br>Commercial Shops: 98% |
| **4.** | **Finishing** | | | | |
| | 4.1 | Internal<br>(plaster, tilling, flooring, painting, etc. within units and common areas) | 21.59 | 1891.08 | Gross: 67%<br>Tower-A: 44.5%<br>Tower-B: 82%<br>Tower-C: 87%<br>Tower-D: 79.01%<br>Tower-E: 77%<br>Tower-F: 35%<br>Tower-1: 69%<br>Tower-2: 33%<br>Commercial Shops: 98% |
| | 4.2 | External<br>(Plaster, painting, facade, etc.) | 2.76 | 342.71 | Gross: 69%<br>Tower-A: 44.5%<br>Tower-B: 84%<br>Tower-C: 88%<br>Tower-D: 82.05%<br>Tower-E: 80%<br>Tower-F: 37%<br>Tower-1: 70%<br>Tower-2: 38%<br>Commercial Shops: 98% |

| | | | |
|---|---|---|---|
| **Sr. No.** | **Tasks/ Activity**<br>**Sub-Structure Status** | **Description of work done** | **Percentage of total proposed work** |

| | | | | |
|---|---|---|---|---|
| 1. | Excavation | | Complete | Gross: 100%<br>Tower-A: 100%<br>Tower-B: 100%<br>Tower-C: 100%<br>Tower-D: 100%<br>Tower-E: 100%<br>Tower-F: 100%<br>Tower-1: 100%<br>Tower-2: 100%<br>Commercial Shops: 98% |
| 2. | Laying of foundation | | | |
| | (i) | Raft for Towers | Complete | Gross: 100%<br>Tower-A: 100%<br>Tower-B: 100%<br>Tower-C: 100%<br>Tower-D: 100%<br>Tower-E: 100%<br>Tower-F: 100%<br>Tower-1: 100%<br>Tower-2: 100%<br>Commercial Shops: 98% |
| | (ii) | Pile | N/A | N/A |
| 3. | Number of basement(s) . . . . . | | | |
| | (i) | Basement Level 1 | Complete | 100% |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | Complete | 100% |
| | **Super-Structure Status** | | | |
| 5. | Total floors in the tower/ building | | Tower-A G+25+PH<br>Tower-B G+17+PH<br>Tower-C G+17+PH<br>Tower-D G+17<br>Tower-E G+17<br>Tower-F G+23+PH<br>Tower-1 G+3<br>Tower-2 G+3<br>Commercial Shops B+G | Gross: 99%<br>Tower-A: 100%<br>Tower-B: 100%<br>Tower-C:100%<br>Tower-D:100%<br>Tower-E: 100%<br>Tower-F: 96%<br>Tower-1:100%<br>Tower-2: 100%<br>Commercial Shops: 98% |
| 6. | Total area on each floor<br>( In sq. Metres.) | | Tower-A- 14900.995<br>Tower-B-10468.777<br>Tower-C-10468.777<br>Tower-D- 10250.522<br>Tower-E-10250.522<br>Tower-F-11466.626<br>Tower-1-1148.460<br>Tower-2-1148.460<br>Commercial Shops-202.320 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 7. | Stilt floor/ ground floor | | Ground floor | | | |
| 8. | Status of laying of slabs floor wise | | | | | |
| | Cumulative number of slabs in the Projects laid by end of quarter | | 134 | | 99% | |
| 9. | Status of construction | | | | | |
| | (i) | Walls on floors | WIP | | 99% | |
| | (ii) | Staircase | WIP | | 94% | |
| | (iii) | Lift wells along with water proofing | WIP | | 97% | |
| | (iv) | Lift lobbies/ common areas floor wise | WIP | | 97% | |
| 10. | Fixing of door and window frames in flats/ units | | WIP | | 75% | |
| 11. | Status of MEP | | Internal (within flat) | External works | Internal (within flat) | External works |
| | (i) | Mechanical works | | | 75% | |
| | (ii) | Electrical works including wiring | | | 73% | |
| | (iii) | Plumbing works | | | 68% | |
| 12. | Status of wall plastering | | | | | |
| | (i) | External plaster | | | 99% | |
| | (ii) | Internal plaster | | | 99% | |
| 13. | Status of wall tiling | | | | | |
| | (i) | In bathroom | | | 70% | |
| | (ii) | In kitchen | | | 70% | |
| 14. | Status of flooring | | | | | |
| | (i) | Common areas | | | 70% | |
| | (ii) | Units/ flats | | | 360 Flats | |
| 15. | Status of white washing | | | | | |
| | (i) | Internal walls | Oil Bound Distemper | | 67% | |
| | (ii) | External walls | Whether Shield Paint | | 69% | |
| 16. | Status of finishing | | | | | |
| | (i) | Staircase railing | | | 70% | |
| | (ii) | Lift wells | | | 70% | |
| | (iii) | Lift lobbies/ common areas floor wise | | | 70% | |
| 17. | Status of installation | | | | | |
| | (within flat/unit) | | | | | |
| | (i) | Doors and windows panels | 390 Flats | | | |
| | (ii) | Sanitary fixtures | 246 Flats | | | |
| | (iii) | Modular kitchen | 250 Flats | | | |
| | (iv) | Electrical fittings/ lighting | 290 Flats | | | |
| | (v) | Gas piping (if any) | N/A | | | |

| | | | | |
|---|---|---|---|---|
| | (other than flat/units) | | | |
| | (vi) | Lifts installation | 9 Nos | |
| | (vii) | Overhead tanks | 5 Nos | |
| | (viii) | Underground water tank | Completed | |
| | (ix) | Fire Fighting fitting and equipment's as per CFO NOC | 04 Towers | |
| | (x) | Electrical fittings in common areas | 04 Towers | |
| | (xi) | Compliance to conditions of environment/ CRZ NOC | Half Yearly submitted | |
| 18. | Waterproofing of terraces | | 05 Towers | |
| 19. | Entrance lobby finishing | | 70% | |
| 20. | Status of construction of compound wall | | Construction in RCC & Brick Work | 99% |

**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 | 80% | |
| 2. | Parking | Yes | 80% | |
| 3. | Water supply | Yes | 80% | |
| 4. | Sewerage (chamber, lines, septic tanks) | Yes | 75% | |
| 5. | Storm water drains | Yes | 75% | |
| 6. | Landscaping & tree plantation | Yes | 75% | |
| 7. | Parks and playgrounds | Yes | 80% | |
| | Fixing of children play equipment's | Yes | 80% | |
| | Benches | Yes | 80% | |
| 8. | Shopping area | Yes | 100% | |
| 9. | Street lighting/ electrification | Yes | 80% | |
| 10. | Treatment and disposal of sewage and Sullage water/ STP | Yes | 50% | |
| 11. | Solid waste management & disposal | Yes | 25% | |
| 12. | Water conservation, rainwater, harvesting, percolating well/ pit | Yes | 70% | |
| 13. | Energy management (solar) | NA | 90% | |
| 14. | Fire protection and fire safety requirements | Yes | 70% | |
| 15. | Electrical meter room, sub-station, receiving station | Yes | 100% | |
| 16. | Under Ground Water Tank | Yes | 100% | |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community centre | NA | | |
| 18. | Others | NA | | |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| 19. | Schools | Yet to Start | | |
| 20. | Dispensary | NA | | |
| 21. | Club | 100% | | |

| | | | | |
|---|---|---|---|---|
| 22. | Nursery School | NA | | |
| **B-4** | **Services/ facilities to be transferred to competent authority** | NA | | |
| 23. | * | | | |

Note: (*) extend as per requirement

Note 1: The above certificate has been issued for the purpose of complying Public notice HRERA dated: RO NO. 2216/11/144/2024/24010/C/19/7.

Note 2: The above certificate has been issued on the basis of financial data provided and certified by the management for the previous years and the same has been compiled currently for the purpose of preparing the above certificate. Since we are working on completing compliances of Q 2/3/4 of 2018, & 1/2/3/4 of 2019, 2020, 2021/2022/ till Q3 2023, the physical progress has been calculated on the basis of total estimated cost of construction and total cost actually incurred by developer during the relevant quarter.