ALPHA SQUARE DESIGNS
ARCHITECT • INTERIORS • TURNKEY • RENOVATION

Architect's Certificate

Report for quarter ending	**31 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	Tapasya One
2.	Location	Sector-53, Wazirabad, Gurugram, Haryana
3.	Licensed area in acres	3.1918 Acres
4.	Area for registration in acres	3.1918 Acres
5.	HARERA registration no.	317 of 2017 Dated 17-10-2017
6.	Name of licensee	Monika Infrastructure Pvt. Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Monika Infrastructure Pvt. Ltd.

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	M/s ALPHA SQUARE DESIGNS
3.	Date of site inspection	31.03.2024

DIVYA SAINI
ARCHITECT
CA/2016/76077

Office Address : N-129 , 3rd floor , Mayfield Garden , Sector 51 , Gurgaon (Haryana) - 122018

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Jay Shankar Prasad
	2.	Structural consultant	Pioneer Consulting Engineers Pvt. Ltd. 132, Mithila Apartments, 76 IP Extension, Delhi-110092
	3.	Proof consultant	N/A
	4.	MEP consultant	M/s P.K. KALRA CONSULTANTS F-67 (Basement), Green Park Main, New Delhi-110016
	5.	Site supervisor/incharge	Mr. Jay Shankar Prasad
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 : 31/03/2024

Place :Gurugram

Yours faithfully,

AR. DIVYA SAINI
Signature & name (in block letters) with stamp of architect

Council of architects (CoA) registration no. : CA/2016/76077

Council of architects (CoA) registration valid till (date) : 31.12.2027

DIVYA SAINI
ARCHITECT
CA/2016/76077

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

Table – A	
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)	**Tapasya One**

There are 2 towers on the site measuring 3.1918 acres. The towers have been constructed in accordance to 1.75 FAR vide DTCP memo nos. ZP-101/AD (RA)/2016/17135 dated 16/08/2016. Partial OC has been granted for (G+6) of tower B and part of Tower A along with basements vide DTCP memo nos. ZP-101/AD(RA)/2020/23011 dated 30/12/2020. Increase in FAR (to 3.5) is proposed on this site in accordance to TOD policy and the same has been approved by DTCP vide memo nos. LC-353-Asst (RK)-2019/30675 dated 13/12/2019
Approval on the 6th floor of Tower B is also accorded on the drawings approved by DTCP.

Tower A – Super Structure 80% Completed
Tower B - Completed

A1	**Cumulative progress of project/phase for at the end of the quarter is as under:**			
Sr. No.	**Project components**	**Work done value during the quarter 01.01.2024 to 31.03.2024** (Rs. in Lacs)	**Cumulative work done value till date 31.03.2024** (Rs. in Lacs)	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)	0.00	1950.14	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	0.00	3190.01	80% in Tower A and Tower B is Completed
3.	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)	0.00	826.72	0 % in Tower A (Yet to be started) 100 % in Tower B.
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	0.00	655.65	
	3.3 Plumbing &Firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	441.59	

DIVYA SAINI
ARCHITECT
CA/2016/76077

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	242.06	0 % in Tower A (Yet to be started) 100 % in Tower B.
	4.2	External (plaster, painting, facade, etc.)	0.00	40.87	
5.	**Miscellaneous**				
	5.1	Interiors (Civil & Dismantling, Electrical, Finishing, HVAC & Plumbing Works)	0.00	76.78	0 % in Tower A (Yet to be started) 100 % in Tower B.
	5.2	Terrace Water Proofing Rectification Work	0.00	0.297	
	5.3	Others (Professional/ Consultancy Fees)	0.52	3.03	
	5.4	External Paving	14.51	14.51	
	5.5	EDC, IDC, Etc	518.33	518.33	

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Completed	100%
2.	Laying of foundation			
	(i)	Raft	Completed	100%
	(ii)	Pile	N/A	
3.	Number of basement(s) 3 Nos.			
	(i)	Basement Level 1	Structural work in the basements (aggregating to 26420.886 sqm) is complete in accordance to the sanctioned plan vide DTCP memo nos.ZP-101/AD (RA)/2016/17135 dated 16/08/2016. The Brick work, plaster and white wash is completed	80%
	(ii)	Basement level 2		60%
	(iii)	Basement level 3		60%

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077

			partially in B-1 and B-2, B-3 (area aggregating to 12704.194 sqm) and partial OC is recvd. Vide DTCP memo nos. ZP-101/AD(RA)/2020/23011 dated 30/12/2020). Increase in FAR (to 3.5) is proposed on this site in accordance to TOD policy and the same has been approved by DTCP vide memo nos. LC-353-Asst (RK)-2019/30675 dated 13/12/2019	
4.	Waterproofing of the above sub-structure(wherever applicable)		Completed	100%
	Super-Structure Status			
5.	Total floors in the tower/ building			
6.	Total area on each floor		Builtup Area (jnSq.Mt.)	
7.	Basement-1(of Tower A and Tower B)		8751.639	Partial OC recd. For 5959.005 sqm
8.	Basement-2(of Tower A and Tower B)		8834.623	Partial OC recd. For 3772.278 sqm
9.	Basement-3(of Tower A and Tower B)		8834.623	Partial OC recd. For 2972.911 sqm
10.	Ground Floor Tower A Tower B		 3975.229 1188.306	 693.98 (OC granted) 1280.58 (OC granted)
11.	First Floor Tower A Tower B		 3324.454 1154.53	 417.45 (OC granted) 1121.091 (OC granted)
12.	Second Floor Tower A Tower B		 1892.415 1154.533	 1189.681 (OC granted)

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077

13.	Third Floor Tower A Tower B	 1645.729 1154.533	 1189.681 (OC granted)
14.	Fourth Floor Tower A Tower B	 1645.729 778.343	 775.212 (OC granted)
15.	Fifth floor Tower A Tower B	 684.575 612.839	 766.037 (OC granted)
16.	Sixth Floor Tower A Tower B	684.575	766.037 (Approval granted on drawings)
17.	Seventh Floor Tower A	684.575	
18.	Eighth Floor Tower A	684.575	
19.	Ninth Floor Tower A	644.045	
20.	Tenth Floor Tower A	684.575	
21.	Terrance&Mumty/Machine Room Tower A Tower B	 223.873 107.006	 80.57 112.375
22.	**Total Built-up Area**	**49345.38**	**OC Granted for 20330.849**
23.	Stilt Floor/ Ground Floor	B/W, Plaster partially completed	70%
24.	Status of laying of slabs floor wise		
	Cumulative number of slabs in the building/ tower. .....laid by end of quarter	Basements and G+10 floor slab have been completed in Tower A as per approved building plans vide DTCP memo nos. ZP-101/AD (RA)/2016/17135 dated 16/08/2016.	100%

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077

			Partial OC has been granted for (G+6) of tower B and part of Tower A along with basements vide DTCP memo nos. ZP-101/AD(RA)/2020/23011 dated 30/12/2020. Increase in FAR (to 3.5) is proposed on this site in accordance to TOD policy and the same has been approved by DTCP vide memo nos. LC-353-Asst (RK)-2019/30675 dated 13/12/2019	
25.	Status of construction			
	(i)	Walls on floors	Partially completed in Tower A. Tower B is completed	80% Tower A 100% Tower B
	(ii)	Staircase	Partially completed in Tower A. Tower B is completed	80% Tower A 100% Tower B
	(iii)	Lift wells along with water proofing	Structure completed, water proofing yet to be done in Tower A. Tower B is completed	80% Tower A 100% Tower B
	(iv)	Lift lobbies/ common areas floor wise	Structure iscompleted in Tower A. Tower B is completed	80% Tower A 100% Tower B
26.	Fixing of door and window frames in flats/ units		Yet be fixed in Tower A. Tower B is completed.	0% Tower A 100% Tower B
27.	Status of MEP		Internal (within flat) / External works	Internal (within flat) / External works
	(i)	Mechanical works	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(ii)	Electrical works including wiring	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(iii)	Plumbing works	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
28.	Status of wall plastering			
	(i)	External plaster	Partially completed in Tower A. Tower B is completed.	70% Tower A 100% Tower B
	(ii)	Internal plaster	Partially completed in	60% Tower A

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077

			Tower A. Tower B is completed.	100% Tower B
29.	Status of wall tiling			
	(i)	In bathroom	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(ii)	In kitchen	Not applicable	
30.	Status of flooring			
	(i)	Common areas	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(ii)	Units/ flats/floors	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
31.	Status of white washing			
	(i)	Internal walls	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(ii)	External walls	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
32.	Status of finishing			
	(i)	Staircase with railing	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(ii)	Lift wells	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(iii)	Lift lobbies/ common areas floor wise	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
33.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(ii)	Sanitary fixtures	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	Yet to be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(v)	Gas piping (if any)	Yet be done in Tower A. Work in progress in Tower B	0% Tower A 80% Tower B Internal piping 100%
	(other than flat/units)			
	(vi)	Lifts installation	Yet to be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(vii)	Overhead tanks	Structure completed in Tower A. Tower B is completed.	70% Tower A 100% Tower B

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077

	(viii)	Underground water tank	Completed.	100%
	(ix)	Fire fighting fitting and equipment's as per CFO NOC	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(x)	Electrical fittings in common areas	Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
	(xi)	Compliance to conditions of environment/ CRZ NOC	Partially completed in Tower A. Tower B is completed.	50% Tower A 100% Tower B
34.	Waterproofing of terraces		Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
35.	Entrance lobby finishing		Yet be done in Tower A. Tower B is completed.	0% Tower A 100% Tower B
36.	Status of construction of compound wall		Only structurecompleted in Tower A. Finishing yet to start. Tower B is completed.	50% Tower A 100% Tower B

Note: (*) extend rows as per requirement.

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	0% Tower A 100% Tower B	Yet to be done in Tower A
2.	Parking			
	Covered no 724	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
	Open no 60	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
3.	Water supply	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
5.	Storm water drains	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
6.	Landscaping & tree plantation	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
7.	Parks and playgrounds	No	N.A.	N.A.

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077

	Fixing of children play equipment's	No	N.A.	N.A.
	Benches	Yes	N/A	N/A
8.	Shopping area	No	N.A.	N.A.
9.	Street lighting/ electrification	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
11.	Solid waste management & disposal	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
13.	Energy management (solar)	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
14.	Fire protection and fire safety requirements	Yes	0% Tower A 100% Tower B	Yet to be done in Tower A
15.	Electrical meter room, sub-station, receiving station	Yes	100% Complete	
16.	Other (option to add more)	-	-	-
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	N.A.	N.A.
18.	Others	No	N.A.	N.A.
B-3	**Community buildings not to be transferred to RWA/competent authority**			
1.	Schools	No	N.A.	N.A.
2.	Dispensary	No	N.A.	N.A.
3.	Club	No	N.A.	N.A.
4.	Others	No	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**	No	N.A.	N.A.
5.	*			

Note: (*) extend as per requirement

For MONIKA INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

DIVYA SAINI
ARCHITECT
CA/2016/76077