MAAS

ARCHITECTURE, INTERIORS, PLANNING

Architect's Certificate[1]

Report for quarter ending	30th June 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	AIPL Joy Square
2.	Location	Sec 63A, Gurgaon, Haryana
3.	Licensed area in acres	108.124 Acres
4.	Area for registration in acres	2.838 Acres
5.	HARERA registration no.	259 of 2017
6.	Name of licensee	Anant Raj Industries Ltd.
7.	Name of collaborator	Advance India Projects Limited
8.	Name of developer	Advance India Projects Limited

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	2-July-2024
2.	Name of Architect/ Architect's firm	Kamal Ratra / MAAS Architect, D-229, Basement, Sarvodaya Enclave, New-Delhi -110017
3.	Date of site inspection	1-July-2024

KAMAL RATRA
CA / 92 / 14687

D-229, Basement, Sarvodya Enclave, New Delhi - 110017
Ph. : 011 - 41829970 / 71 / 72
E-mail : admin@maasarchitects.net Website : www.maasarchitects.net

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Vikas Kharb
	2.	Structural consultant	Manish Consultant, F-19, South City-2, Sector 50, Noida.
	3.	Proof consultant	Vintech Consultants Consulting Engineers & Project Managers C-35, Pamposh Enclave, G. K. - I New Delhi – 110048.
	4.	MEP consultant	Electric Consulting Engineers, Udayan Chaudhari & Associate Pvt. Ltd. C. P. Vidhya & Associates.
	5.	Site supervisor/in charge	Mr. Faiq Ali
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 : 03-07-2024

Place : New Delhi

Yours faithfully,

KAMAL RATRA
CA / 92 / 14687

Ar. KAMAL RATRA
Signature & name (in block letters)
with stamp of architect

Council of architects (CoA) registration no.:CA/92/14687

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

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			-		
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** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	28,73,94,123	100%
2.	**Super structure** (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		3,74,04,050	28,51,19,328	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	1,22,80,747	7,19,41,125	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	1,68,02,604	8,01,79,690	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	28,67,821	7,39,04,184	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1,45,49,188	8,33,66,160	98%
	4.2	External (Plaster, painting, facade, etc.)	13,99,965	5,28,14,749	99%

KAMAL RATRA
CA / 92 / 14687

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			100%	
	(ii)	Pile			-	
3.	Number of basement(s) Three		Three			
	(i)	Basement Level 1	Completed		100%	
	(ii)	Basement level 2*	Completed		100%	
	(iii)	Basement level 3	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+9 plus terrace floor		100%	
6.	Total area on each floor		As/RERA doc			
7.	Stilt floor/ ground floor				100%	
8.	Status of laying of slabs floor wise				Floor wise: 1st-100%, 2nd-100%, 3rd-100%, 4th-100%, 5th-100%, 6th-100%, 7th-100%, 8th-100%, 9th-100% Terrace- 100%	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter				-	
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	WIP		98%	
10.	Fixing of door and window frames in flats/ units		Completed		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works			100% (common areas)	
	(ii)	Electrical works including wiring			100% (common areas)	

KAMAL RATRA
CA / 92 / 14687

	(iii)	Plumbing works		100% (common areas)
12.	Status of wall plastering			
	(i)	External plaster		100%
	(ii)	Internal plaster		100%
13.	Status of wall tiling			
	(i)	In bathroom	-	100%
	(ii)	In kitchen	-	-
14.	Status of flooring			
	(i)	Common areas	-	100%
	(ii)	Units/ flats	-	-
15.	Status of white washing			-
	(i)	Internal walls	-	100%
	(ii)	External walls	-	100%
16.	Status of finishing			
	(i)	Staircase with railing	-	100%
	(ii)	Lift wells	-	100%
	(iii)	Lift lobbies/ common areas floor wise	-	98%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	-	100%
	(ii)	Sanitary fixtures	-	100%
	(iii)	Modular kitchen	-	100%
	(iv)	Electrical fittings/ lighting	-	100%
	(v)	Gas piping (if any)	-	-
	(other than flat/units)			
	(vi)	Lifts installation		100%
	(vii)	Overhead tanks		100%
	(viii)	Underground water tank		100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	-	100%
	(x)	Electrical fittings in common areas	-	98%
	(xi)	Compliance to conditions of environment/ CRZ NOC	-	-
18.	Waterproofing of terraces		-	100%
19.	Entrance lobby finishing		-	100%
20.	Status of construction of compound wall			

KAMAL RATRA
CA / 92 / 1468

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	100%	
2.	Parking	Yes	100%	
	Covered no.	Yes	-	
	Open no.	-	-	
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	-	-	
	Fixing of children play equipment's	No	-	
	Benches	Yes	-	
8.	Shopping area	-	-	
9.	Street lighting/ electrification	Yes	-	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Solid waste management & disposal	-	-	
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	Yes	100%	
14.	Fire protection and fire safety requirements	Yes	100%	
15.	Electrical meter room, sub-station, receiving station	Yes	100%	
16.	Other (option to add more)	-	-	
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	-	
18.	others	-	-	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	-	
20.	Dispensary	No	-	
21.	Club	-	-	
22.	Others	-	-	
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	-	-	

Note: *Project's estimated budget towards Cost of Construction (including IDW and interior finishes) was estimated Rs. 124.00 Crores /- and accordingly budget figures were submitted while registration. Occupation certificate of the project is received. During the course of construction and as final bills are being closed, Rupees Rs. 93.47 Crores is billed and balance is in process of clearance.*

KAMAL RATRA
CA / 92 / 14687