INDIVALUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044 Email : Indivalueadvisors@gmail.com Mobile +91-7044091174

CIN : U74999DL2021PTC381050

IVAPL/02/092024/URBAN CUBES 71

Architect's Certificate*

Report for quarter ending	**July to Sep' 2024**
Subject	**Certificate of Percentage of completion of construction work of the project at the end of the quarter**

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	URBAN CUBES 71
2.	Location	Sector 71 , Gurugram
3.	Licensed area in acres	2.65 Acres
4.	Area for registration in acres	2.65 Acres
5.	HARERA registration no.	57 of 2021 Dated 28.09.2021
6.	Name of licensee	M/s Whiteland Corporation Private Limited
7.	Name of collaborator	N.A.
8.	Name of developer	M/s Whiteland Corporation Private Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	**03.10.2024**
2.	Name of Architect/ Architect's firm	**Ar. Ashish Sawe**
3.	Date of site inspection	**03.10.2024**

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr. No.	Consultants	Name
1.	Site engineer	Mr. Manoj yadav
2.	Structural consultant	Mr. Pankish Goal
3.	Proof consultant	N.A.
4.	MEP consultant	Mr. sandarsh Nayyar
5.	Site supervisor/in charge	Mr. Rishu Kwatra



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: 03.10.2024

Issued without prejudice,

Name:- Ar. ASHISH SAWE

Stamp:



Place : Gurugram

Council of Architecture (CoA)

Registration no. : CA/2001/28463

(CoA)

Registration valid till (date) : 31-12-2033

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Urban Cubes 71 (Commercial Plotted Development colony SCO Total 34 Plots)**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter** (Sq.mt.)	**Cumulative work done value till date** (sq.mt.)	**Percentage of work done to the total proposed work** (%)
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		N.A.	N.A.	N.A.
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		N.A.	N.A.	N.A.
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	N.A.	N.A.	N.A.
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	N.A.	N.A.	N.A.
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	N.A.	N.A.	N.A.
4.	**Finishing**				
	4.1	Internal(plaster, tilling, flooring, painting, etc. within units and common areas)	N.A.	N.A.	N.A.
	4.2	External (Plaster, painting, facade, etc.)	N.A.	N.A.	N.A.

Sr. No.	**Tasks/ Activity**		**Description of work done**	**(%) of total proposed work**
	Sub-Structure Status			
1.	Excavation		N.A.	N.A.
2.	Laying of foundation		N.A.	N.A.
	(i)	Raft	N.A.	N.A.
	(ii)	Pile	N.A.	N.A.

3.	Number of basement(s)		N.A.		N.A.	
	(i)	N.A.	N.A.		N.A.	
	(ii)	N.A.	N.A.		N.A.	
4.	Waterproofing of the above sub-structure (wherever applicable)		N.A.		N.A.	
	Super-Structure Status					
5.	Total floors in the tower/ building		N.A.		N.A.	
6.	Total area on each floor		N.A.		N.A.	
7.	Stilt floor/ ground floor		N.A.		N.A.	
8.	Status of laying of slabs floor wise		N.A.		N.A.	
	Cumulative number of slabs in the building/ tower (6) laid by end of quarter		N.A.		N.A.	
9.	Status of construction					
	(i)	Walls on floors	N.A.		N.A.	
	(ii)	Staircase	N.A.		N.A.	
	(iii)	Lift wells along with water proofing	N.A.		N.A.	
	(iv)	Lift lobbies/ common areas floor wise	N.A.		N.A.	
10.	Fixing of door and window frames in flats/ units		N.A.		N.A.	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	N.A.		N.A.	
	(ii)	Electrical works including wiring	N.A.		N.A.	
	(iii)	Plumbing works	N.A.		N.A.	
12.	Status of wall plastering					
	(i)	External plaster	N.A.		N.A.	
	(ii)	Internal plaster	N.A.		N.A.	
13.	Status of wall tiling					
	(i)	In bathroom	N.A.		N.A.	
	(ii)	In kitchen	N.A.		N.A.	
14.	Status of flooring					
	(i)	Common areas	N.A.		N.A.	
	(ii)	Units/ flats	N.A.		N.A.	



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

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	(%) of work done	Remarks
B-1	Services			
1.	Internal roads & pavements	Yes	96%	Under Progress
2.	Parking			
	Covered no.	N.A.	N.A.	N.A.
	Open no.	Yes	99%	Under Progress
3.	Water supply	Yes	99%	Under Progress

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4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	99%	Under Progress
5.	Storm water drains	Yes	85%	Under Progress
6.	Landscaping & tree plantation	Yes	10%	Under Progress
7.	Parks and playgrounds	N.A.	N.A.	N.A.
	Fixing of children play equipment's	N.A.	N.A.	N.A.
	Benches	N.A.	N.A.	N.A.
8.	Shopping area	YES	99%	Under Progress
9.	Street lighting/ electrification	Yes	99%	Under Progress
10.	Treatment and disposal of sewage and Sullage water/ STP	Yes	99%	Under Progress
11.	Solid waste management & disposal	N.A.	N.A.	N.A.
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	Completed
13.	Energy management (solar)	Yes	85%	Under Progress
14.	Fire protection and fire safety requirements	Yes	99%	Under Progress
15.	Electrical meter room, sub-station, receiving station	Yes	99%	Under Progress
16.	Other (option to add more)	No	N.A.	N.A.
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**			
19.	Schools	No	N.A.	N.A.
20.	Dispensary	No	N.A.	N.A.
21.	Club	No	N.A.	N.A.
22.	Others	No	N.A.	N.A.
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	N.A.	N.A.

---End of Report---

