

Architect's Certificate <sup>1</sup>			
Report for quarter ending		30 <sup>th</sup> Sept, 2019	
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	2.425 Acres Commercial Colony ( by the name of "3Roads" and "Mii Tower")
	2.	Location	Village Badshahpur, Tehsil & District Gurugram, Sector 70, Haryana.
	3.	Licensed area in acres	2.425 Acres
	4.	Area for registration in acres	2.425 Acres
	5.	HARERA registration no.	38 of 2017
	6.	Name of licensee	Ojos Developers Private Limited
	7.	Name of collaborator	N.A.
	8.	Name of developer	Ojos Developers Private Limited
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction	08/10/2019



		work/ site inspection	
	2.	Name of Architect/ Architect's firm	ARCOP
	3.	Date of site inspection	05/10/2019
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Ashutosh Mishra
	2.	Structural consultant	Manish Consultants
	3.	Proof consultant	Vintech Consultants
	4.	MEP consultant	UCA, Envirotech, KEPL
	5.	Site supervisor/incharge	Jitendra Kumar
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 08.10.2019 :

Place GURGAON :

Yours faithfully,

*Jasvinder Singh Khurana*  
**JASVINDER SINGH KHURANA**  
 signature & name (in block  
 letters) with stamp of architect

Council of architects (CoA) : CA/92/154970  
 registration no.

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



Table - A

<b>Building/ Tower no.</b> (to be prepared separately for each building/ tower in the project/ phase of the project)		Tower A, B and C		
<b>A1</b>	<b>Cumulative progress of the project/phase at the end of the quarter. 90%</b>			
<b>Sr. No.</b>	<b>Project components</b>	<b>Work done value during the quarter</b>	<b>Cumulative work done value till date</b>	<b>Percentage of work done to the total proposed work</b>
1.	<b>Sub structure</b> (inclusive of excavation, foundation, basements, water proofing, etc.)	N/A	100%	
2.	<b>Super structure</b> (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	5%	100%	
3.	<b>MEP</b>			
	3.1 Mechanical (lifts, ventilation, etc.)	20%	100%	
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	20%	90%	
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	5%	100%	
4.	<b>Finishing</b>			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	15%	100%	
	4.2 External (plaster, painting, facade, etc.)	15%	95%	



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				100%	
2.	Laying of foundation				100%	
	(i)	Raft			100%	
	(ii)	Pile			N.A	
3.	Number of basement(s) .....2 Nos ...		2 Nos		100%	
	(i)	Basement Level 1			100%	
	(ii)	Basement level 2*			100%	
4.	Waterproofing of the above sub-structure (wherever applicable)				100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Tower A- G+3		100%	
			Tower B – G+3		100%	
			Tower C – G+10		100%	
6.	Total area on each floor		All Floor casted in full		100%	
7.	Stilt floor/ ground floor				100%	
8.	Status of laying of slabs floor wise		Tower A- G+3 Tower B – G+3 Tower C – G+10		100% 100% 100%	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		Out of 19 slabs		19 nos done	
9.	Status of construction					
	(i)	Walls on floors	Tower A- G+3 Tower B – G+3 Tower C – G+10		100% 100% 95%	
	(ii)	Staircase	Tower A- 2 nos Tower B – 2 nos Tower C – 2 nos		100% 100% 100%	
	(iii)	Lift wells along with water proofing	Tower A- 2 nos Tower B – 2 nos Tower C – 4 nos		100% 100% 100%	
	(iv)	Lift lobbies/ common areas floor wise	Tower – A & B Tower – C		100% 90%	
10.	Fixing of door and window frames in flats/ units		Tower – A & B Tower – C		80% NA	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works			95%	100%
	(ii)	Electrical works including			80%	80%



		wiring				
	(iii)	Plumbing works			95%	95%
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			NA	
14.		Status of flooring				
	(i)	Common areas			95%	
	(ii)	Units/ flats			N/A	
15.		Status of white washing				
	(i)	Internal walls			90%	
	(ii)	External walls			95%	
16.		Status of finishing				
	(i)	Staircase with railing	Tower - A & B Tower - C		100% 100%	
	(ii)	Lift wells	Tower - A & B Tower - C		100% 100%	
	(iii)	Lift lobbies/ common areas floor wise	Tower - A & B Tower - C		100% 90%	
17.		Status of installation				
		(within flat/unit)				
	(i)	Doors and windows panels	N/A			
	(ii)	Sanitary fixtures	N/A			
	(iii)	Modular kitchen	N/A			
	(iv)	Electrical fittings/ lighting	N/A			
	(v)	Gas piping (if any)	N/A			
		(other than flat/units)				
	(vi)	Lifts installation	Tower - A & B Tower - C		100% 70%	
	(vii)	Overhead tanks	Tower - B Tower - C		100% 100%	
	(viii)	Underground water tank			100%	
	(ix)	Firefighting fitting and equipment's as per CFO NOC			100%	
	(x)	Electrical fittings in common areas			80%	



	(xi)	Compliance to conditions of environment/ CRZ NOC		FILED
18.		Waterproofing of terraces		100%
19.		Entrance lobby finishing		NA
20.		Status of construction of compound wall		100%

Note: (\*) extend rows as per requirement.



Table - B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
<b>B-1</b>	<b>Services</b>			
1.	Internal roads & pavements	YES	100%	
2.	Parking	YES	100%	
	Covered no.... 282 .....	YES	100%	
	Open no. .... 21 .....	YES	100%	
3.	Water supply	YES	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	95%	
5.	Storm water drains	YES	100%	
6.	Landscaping & tree plantation	YES	90%	
7.	Parks and playgrounds	NO	NA	
	Fixing of children play equipment's	NO	NA	
	Benches	NO	NA	
8.	Shopping area	YES	100%	
9.	Street lighting/ electrification	YES	95%	
10.	Treatment and disposal of sewage and sullage water/ STP	YES	100%	
11.	Solid waste management & disposal	YES	Yet to start	
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	100%	
13.	Energy management (solar)	YES	NA	
14.	Fire protection and fire safety requirements	YES	100%	
15.	Electrical meter room, sub-station, receiving station	YES	60%	
16.	Other (option to add more)			
<b>B-2</b>	<b>Community building to be transferred to RWA</b>			
17.	Community centre	NO	NA	
18.	others	NO	NA	
<b>B-3</b>	<b>Community buildings not to be transferred to RWA/competent authority</b>	NO		
19.	Schools	NO	NA	
20.	Dispensary	NO	NA	
21.	Club	NO	NA	
22.	Others	NO	NA	
<b>B-4</b>	<b>Services/ facilities to be transferred to competent authority</b>		NA	
23.	*			

Note: (\*) extend as per requirement

