

Architect's Certificate ¹			
Report for quarter ending		30 th Dec, 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 work/ site inspection
	2.	Name of Architect/ Architect's firm
	3.	Date of site inspection
		04/01/2020
		ARCOP
		04/01/2020

3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	Consultants
	1.	Site engineer
	2.	Structural consultant
	3.	Proof consultant
	4.	MEP consultant
	5.	Site supervisor/incharge
		Ashutosh Mishra
		Manish Consultants
		Vintech Consultants
		UCA, Envirotech, KEPL
		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.	

Jaeminder Singh



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.
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Date : 2020.01.21

Place : GURGAON

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

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

Yours faithfully,

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

Jasvinder Singh Khurana


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. 95%				
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.)		N/A	100%	
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		N/A	100%	
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	N/A	100%	
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	10%	100%	
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	N/A	100%	
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	N/A	100%	
	4.2	External (plaster, painting, facade, etc.)	5%	100%	



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 Tower B – G+3 Tower C – G+10		100% 100% 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% 100%	
	(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% 100%	
10.	Fixing of door and window frames in flats/ units		Tower – A & B Tower – C		90% NA	
11.	Status of MEP		Internal	External	Internal	External



		(within flat)	works	(within flat)	works
	(i)	Mechanical works		100%	100%
	(ii)	Electrical works including wiring		95%	90%
	(iii)	Plumbing works		100%	100%
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		100%	
	(ii)	Units/ flats		N/A	
15.	Status of white washing				
	(i)	Internal walls		100%	
	(ii)	External walls		100%	
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% 100%	
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% 95%	
	(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		95%
	(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-1	Services			
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	100%	
5.	Storm water drains	YES	100%	
6.	Landscaping & tree plantation	YES	100%	
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	100%	
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	80%	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	NO	NA	
18.	others	NO	NA	
B-3	Community buildings not to be transferred to RWA/competent authority	NO		
19.	Schools	NO	NA	
20.	Dispensary	NO	NA	
21.	Club	NO	NA	
22.	Others	NO	NA	
B-4	Services/ facilities to be transferred to competent authority		NA	
23.	*			

