Annexure A

Architect's Certificate•	
Report for quarter ending	December 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.

S. No.	Particulars	Information
1.	Project/Phase of the project	Oyster Arcade
2.	Location	Village Kherki Majra, Sector – 102, Gurugram, Haryana - 122001
3.	Licensed area in acres	2.5 Acres
4.	Area for registration in acres	FAR Area 15174.593 Sq. Mtr. On 2.5 acres Land
5.	HARERA Registration No.	44 of 2021 dated 24.08.2021
6.	Name of Licensee	M/s. Aakarshan Estates Private Limited
7.	Name of Collaborator	M/s. Adani M2K Projects LLP
8.	Name of Developer	M/s. Adani M2K Projects LLP

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	31-12-2024
2.	Name of Architect/ Architect's firm	Design Forum International
3.	Date of site inspection	31-12-2024

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3.	Following technical professionals are appointed by promoter: - (as applicable)		
	S. No.	Consultants	Name
	1.	Site engineer	Mr. Supratik Kolay
	2.	Structural consultant	Keen Associates Pvt. Ltd.
	3.	Proof consultant	N/A
	4.	MEP consultant	INNOVATIVE CONSULTING ENGINEERS
	5.	Site supervisor/incharge	Mr. Nagesh Vasudeva
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 :14 January 2025

Place : New Delhi - 110048

Yours Faithfully,

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Signature & name (in block letters) with stamp of architect

Council of architect (CoA) :CA/2022/146770
Registration no.

Council of architect (CoA) :31.12.2025
Registration valid till (date)

Table—A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**OYSTER ARCADE (Plotted Infrastructure)**		
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.	**Substructure** (Inclusive of excavation, foundation, STP, water proofing, Piling etc.)		N/A		N/A
2.	**Super structure** (Slabs, brick work, block work, Boundary Wall, Signage wall, Guard-room, water tank, etc.)		N/A		N/A
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	N/A		N/A
	3.2	Electrical (CSS Panels, Conducting, wiring, fixtures, etc.)	N/A		N/A
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)			100%
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

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S. No.	Tasks/Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				100%	
2.	Laying of foundation					
	(i)	Raft			N/A	
	(ii)	Pile			N/A	
3.	Number of basement(s)				N/A	
	(i)	Basement Level 1			N/A	
	(ii)	Basement level 2*			N/A	
4.	Waterproofing of the above sub-structure (wherever applicable)				N/A	
	Super-Structure Status					
5.	Total floors in the tower/ building				N/A	
6.	Total area on each floor				N/A	
7.	Stilt floor/ ground floor				N/A	
8.	Status of laying of slabs floor wise				N/A	
	Cumulative number of slabs in the building/ tower ..... laid by end of				N/A	
9.	Status of construction					
	(i)	Walls on floors			N/A	
	(ii)	Staircase			N/A	
	(iii)	Lift wells along with water proofing			N/A	
	(iv)	Lift lobbies/ common areas floor wise			N/A	
10.	Fixing of door and window frames in flats/ units				N/A	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works			N/A	
	(ii)	Electrical works including wiring			N/A	
	(iii)	Plumbing works			N/A	
12.	Status of wall plastering					
	(i)	External plaster			N/A	
	(ii)	Internal plaster			N/A	
13.	Status of wall tiling					
	(i)	In bathroom			N/A	
	(ii)	In kitchen			N/A	
14.	Status of flooring					
	(i)	Common areas			N/A	
	(ii)	Units/ flats			N/A	

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Sr. No.	Tasks/Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls		N/A
	(ii)	External walls		N/A
16.	Status of finishing			
	(i)	Staircase with railing		N/A
	(ii)	Lift wells		N/A
	(iii)	Lift lobbies/ common areas floor wise		N/A
17.	Status of installation			
	(within flat/unit)			N/A
	(i)	Doors and windows panels		
	(ii)	Sanitary fixtures		
	(iii)	Modular kitchen		
	(iv)	Electrical fittings/ lighting		
	(v)	Gas piping (if any)		
	(other than flat/units)			
	(vi)	Lifts installation		N/A
	(vii)	Overhead tanks		N/A
	(viii)	Underground water tank		100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		100%
	(x)	Electrical fittings in common areas		100%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces			N/A
19.	Entrance lobby finishing			N/A
20.	Status of construction of compound wall			100%

Note: (*) extend rows as per requirement.

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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.....			
	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	No		
	Fixing of children play equipment's	No		
	Benches	No		
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	100%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	No		
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	No		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No		
20.	Dispensary	No		
21.	Club	No		
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

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