

Annexure A

Architect's Certificate*		
Report for quarter ending		JULY TO SEPT-2024
Subject		Certificate of progress of construction work
I. 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	Zara Aavaas-2
2.	Location	Sector 104, Gurgaon, Haryana
3.	Licensed area in acres	1.03125 acres
4.	Area for registration in acres	1.03125 acres
5.	HARERA registration no.	Reg No. 21 of 2019
6.	Name of licensee	Sukhbir Kataria, Dinesh Arya, Rajhans Kataria, Manoj Kataria, Ritu, Sheela Devi.
7.	Name of collaborator	Perfect Buildwell Pvt Ltd.
8.	Name of developer	Perfect Buildwell Pvt Ltd.
2. Details related to inspection are as under		
1.	Date of certifying of percentage of construction work/ site inspection	08-10-2024
2.	Name of Architect/ Architect's firm	Design Axis
3.	Date of site inspection	08-10-2024



1.	Site engineer	Somvoer singh
2.	Structural consultant	Pradeep Kulsbresth
3.	Proof consultant	N/A
4.	MEP consultant	Viresh Goel
5.	Site supervisor/incharge	S.A. Siddiqui
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 :

Place :

Council of architects (CoA) :
registration no.

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

Yours faithfully,


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

Table - A

Table - A				
Building/ Tower no. 20				
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.)	7.01 Lakh	56.01 Lakh	14%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	20.0 Lakh	243.22 Lakh	65%
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	25.0	110 lakh	30%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	3.0	5.5 Lakh	60%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	02.00 Lakh	4 Lakh	1%
4.	Finishing			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	5.72 Lakh	26.8 Lakh	6%
4.2	External (plaster, painting, facade, etc.)	2.65 Lakh	12.91 Lakh	3%



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	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		9		100%	
6.	Total area on each floor		319.611		100%	
7.	Stilt floor/ ground floor		S+G		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 20 laid by end of quarter		9		100%	
9.	Status of construction					
	(i)	Walls on floors	9		100%	
	(ii)	Staircase	9		100%	
	(iii)	Lift wells along with water proofing	Waterproofing Balance		100%	
	(iv)	Lift lobbies/ common areas floor wise	9		100%	
10.	Fixing of door and window frames in flats/ units		35/35		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		0%	
	(ii)	Electrical works including wiring	Only Conduiting work done		35%	
	(iii)	Plumbing works	Only internal work done		35%	
12.	Status of wall plastering					
	(i)	External plaster	completed		99%	
	(ii)	Internal plaster	35/35		100%	
13.	Status of wall tiling					



	(i)	In bathroom	370/70	100%
	(ii)	In kitchen	35/35	99%
14.	Status of flooring			
	(i)	Common areas	0%	25%
	(ii)	Units/ flats	30/35	85%
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Started	80
	(ii)	External walls	Started	80
16.	Status of finishing			
	(i)	Staircase with railing	Started	90
	(ii)	Lift wells	Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Started	0%
17.	Status of installation			
	(With in flat/unit)			
	(i)	Doors and windows panels	Started	80
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Started	50
	(vii)	Overhead tanks	Complete	100%
	(viii)	Underground water tank	Already constructed in Aavaas-I	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Started	45
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		In progress	50
19.	Entrance lobby finishing		Started	50%
20.	Status of construction of compound wall		Not Started	0%



Table - A				
Building/ Tower no. 21				
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.)	7.01 Lakh	56.01 Lakh	13%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	25 Lakh	234.22 Lakh	%
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0.0	0.0	0%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	0 Lakh	5.5 Lakh	1%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1.63 Lakh	3.43 Lakh	1%
4.	Finishing			
4.1	Internal (plaster, tiling, flooring, painting, etc. within units and common areas)	13.51 Lakh	17.61 Lakh	4%
4.2	External (plaster, painting, facade, etc.)	14.34	14.34	3%



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	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		9		100%	
6.	Total area on each floor		319.611		100%	
7.	Stilt floor/ ground floor		S+G		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 21 laid by end of quarter		9		100%	
9.	Status of construction					
	(i)	Walls on floors	9		100%	
	(ii)	Staircase	9		100%	
	(iii)	Lift wells along with water proofing	Waterproofing Balance		60%	
	(iv)	Lift lobbies/ common areas floor wise	9		100%	
10.	Fixing of door and window frames in flats/ units		35/35		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		0%	
	(ii)	Electrical works including wiring	Only Conduiting work done		25%	
	(iii)	Plumbing works	Only internal work done		25%	
12.	Status of wall plastering					
	(i)	External plaster	completed		99%	
	(ii)	Internal plaster	30/35		99%	
13.	Status of wall tiling					



	(i)	In Bathroom	70/70	100%
	(ii)	In kitchen	35/35	100%
14.	Status of flooring			
	(i)	Common areas	Not Started	0%
	(ii)	Units/ flats	25/35	71%
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Not Started	0%
	(ii)	External walls	Not Started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not Started	0%
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Complete	100%
	(viii)	Underground water tank	Already constructed in Aavass-1	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%



Table - A				
Building/ Tower no. 22				
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.)	0 Lakh	56.01 Lakh	13%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	2.48 Lakh	247.59 Lakh	57%
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0.0	0.0	0%
3.2	Electrical (conducting, wiring, fixtures, etc.)	0.0	5.5 Lakh	1%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.37 Lakh	3.18 Lakh	1%
4.	Finishing			
4.1	Internal (plaster, tiling, flooring, painting, etc. within units and common areas)	13.43 Lakh	25.43 Lakh	6%
4.2	External (plaster, painting, facade, etc.)	10.17 Lakh	11.45 Lakh	2.62%



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	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		9		100%	
6.	Total area on each floor		319.611		100%	
7.	Stilt floor/ ground floor		S+G		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 22 laid by end of quarter		9		100%	
9.	Status of construction					
	(i)	Walls on floors	9		100%	
	(ii)	Staircase	9		100%	
	(iii)	Lift wells along with water proofing	Waterproofing Balance		90%	
	(iv)	Lift lobbies/ common areas floor wise	9		94%	
10.	Fixing of door and window frames in flats/ units		33/35		94%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		0%	
	(ii)	Electrical works including wiring	Only Conduiting work done		33%	
	(iii)	Plumbing works	Only internal work done		33%	
12.	Status of wall plastering					
	(i)	External plaster	In progress		45%	
	(ii)	Internal plaster	33/35		94%	
13.	Status of wall tiling					



	(i)	In bathroom	10/70	14%
	(ii)	In kitchen	5/35	14%
14.	Status of flooring			
	(i)	Common areas	Not Started	0%
	(ii)	Units/ flats	Not Started	0%
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Not Started	0%
	(ii)	External walls	Not Started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not Started	0%
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Already constructed in Advance-1	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%



	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.		Waterproofing of terraces	Not Started	0%
19.		Entrance lobby finishing	Not Started	0%
20.		Status of construction of compound wall	Not Started	0%
Table - A				
Building/ Tower no. 23				
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.)	0 Lakh	56.1 Lakh	17%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	1.42 Lakh	221.67 Lakh	66%
3.	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0.0	0.0	0%
3.2	Electrical (conducting, wiring, fixtures, etc.)	0.0 Lakh	4.4 Lakh	1%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	3.1 Lakh	5.8 Lakh	2%
4.	Finishing			



4.1	Internal (plaster, tiling, flooring, painting, etc. within units and common areas)	9.63 Lakh	24.4 Lakh	7%
4.2	External (plaster, painting, facade, etc.)	4.43 Lakh	14.43 Lakh	4%



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	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		7		100%	
6.	Total area on each floor		319.611		100%	
7.	Stilt floor/ ground floor		S+G		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 23 laid by end of quarter		7		100%	
9.	Status of construction					
	(i)	Walls on floors	7		100%	
	(ii)	Staircase	7		100%	
	(iii)	Lift wells along with water proofing	Waterproofing Balance		90%	
	(iv)	Lift lobbies/ common areas floor wise	7		100%	
10.	Fixing of door and window frames in flats/ units		27/27		100%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		0%	
	(ii)	Electrical works including wiring	Only Conduiting work done		25%	
	(iii)	Plumbing works	Only internal work done		35%	
12.	Status of wall plastering					
	(i)	External plaster	In Progress		90%	
	(ii)	Internal plaster	27/27		100%	
13.	Status of wall tiling					
	(i)	In bathroom	35/34		64%	
	(ii)	In kitchen	15/27		55%	
14.	Status of flooring					
	(i)	Common areas	Not Started		0%	
	(ii)	Units/ flats	25/27		92%	

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Not Started	0%
	(ii)	External walls	Not Started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not Started	0%
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Already constructed in Awaas-1	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
(xi)	Compliance to conditions of environment/ CRZ NOC			
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%

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	0%	
2.	Parking			
	Covered no.	Yes	0%	
	Open no.	Yes	0%	
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	20%	
5.	Storm water drains	Yes	20%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	0%	
	Fixing of children play equipment's	Yes	0%	
	Benches	Yes	0%	
8.	Shopping area	Yes	60%	
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community center	Yes	100%	In Avvas-1
18.	others			
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	N/A	N/A	
20.	Dispensary	N/A	N/A	
21.	Club	N/A	N/A	
22.	Others	N/A	N/A	
B-4	Services/ facilities to be transferred to competent authority			
23.	*			



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	0%	
2.	Parking			
	Covered no.	Yes	0%	
	Open no.	Yes	0%	
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	20%	
5.	Storm water drains	Yes	20%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	0%	
	Fixing of children play equipment's	Yes	0%	
	Benches	Yes	0%	
8.	Shopping area	Yes	60%	
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community center	Yes	100%	In Aavas-1
18.	others			
B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools	N/A	N/A	
20.	Dispensary	N/A	N/A	
21.	Club	N/A	N/A	
22.	Others	N/A	N/A	
B-4	Services/ facilities to be transferred to competent authority			
23.	*			

Note: (*) extend as per requirement

