



DESIGN FORUM  
INTERNATIONAL

• ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •

Annexure - A

Architect's Certificate			
Report for quarter ending	31 <sup>st</sup> March 2025		
Subject	Certificate of progress of construction work		
1.	<b>I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans</b>		
	<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
	1.	Project/Phase of the project	AIPL Joy Gallery
	2.	Location	Sector 66, Gurugram
	3.	Licensed area in acres	4.418 Acres
	4.	Area for registration in acres	4.418 Acres
	5.	HARERA registration no.	RC/REP/HARERA/GGM/404/136/2020/20 Dated 17-08-2020
	6.	Name of licensee	R. C. Sood & Co. Pvt. Ltd.
	7.	Name of collaborator	Advance India Projects Limited
	8.	Name of developer	Advance India Projects Limited
2.	<b>Details related to inspection are as under</b>		
	1.	Date of certifying of percentage of construction work/ site inspection	31-03-2025
	2.	Name of Architect/ Architect's firm	DFI - Mr.Abhishek
	3.	Date of site inspection	31-03-2025



3.	<b>Following technical professionals are appointed by promoter: - (as applicable)</b>	
	<b>Sr. No.</b>	<b>Consultants</b>
	1.	Site engineer
	2.	Structural consultant
	3.	Proof consultant
	4.	MEP consultant
5.	Site supervisor/in charge	
		Mr. Rajiv Upadhyay
		M/s Vintech Consultants Pvt. Ltd.
		M/s BMSF Design Consultants Pvt. Ltd.
		M/s Sanelac Consultants Pvt. Ltd.
		Mr. Rajiv Upadhyay
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 15<sup>th</sup> April '20 :

Yours faithfully,

ABHISHEK JAIN

Place New Delhi : Gurugram

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

Council of architects (CoA) :  
registration no. CA/2019/114661

Abhishek Jain  
B. Arch.  
CA/2019/114661

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

Dec'30



**Table - A**

<b>Building/ Tower no.</b> (to be prepared separately for each building/ tower in the project/ phase of the project)		<b>AIPL Joy Gallery, Commercial Tower Comprises of 401 Units</b>		
<b>A1</b>	<b>Cumulative progress of the project/phase at the end of the quarter.</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>
<b>1.</b>	<b>Sub structure</b> (Inclusive of excavation, foundation, basements, water proofing, etc.)	-	1,04,24,76,313	99.57%
<b>2.</b>	<b>Super structure</b> (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	2,45,53,556	59,78,16,604	87.23%
<b>3.</b>	<b>MEP</b>			
3.1	Mechanical (Lifts, ventilation, etc.)	82,31,260	18,94,72,562	80.71%
3.2	Electrical (Conduiting, wiring, fixtures, etc.)	61,15,640	16,69,07,781	85.66%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	43,20,996	14,25,32,231	61.15%



4.	<b>Finishing</b>				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	37,60,352	9,06,32,281	69.72%
	4.2	External (Plaster, painting, facade, etc.)	1,73,07,748	24,09,71,521.00	81.33%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Completed	100%
2.	Laying of foundation			100%
	(i)	Raft	Completed	100%
	(ii)	Pile	Completed	100%
3.	Number of basement(s) -		Five (5)	
	(i)	Basement Level 1	Completed	100%
	(ii)	Basement level 2	Completed	100%
	(iii)	Basement level 3	WIP	92%
	(iv)	Basement level 4	WIP	92%
	(v)	Basement level 5	WIP	92%
4.	Waterproofing of the above sub- structure (wherever applicable)		WIP	95%
	<b>Super-Structure Status</b>			
5.	Total floors in the tower/ building		G+32	
6.	Total area on each floor		As Per Rera Documents	
7.	Stilt floor/ ground floor		Completed	100%
8.	Status of laying of slabs floor wise		Slab Completed 22 <sup>nd</sup> Floor Level	Slab Construction till 22 <sup>nd</sup> floor was proposed in this quarter
	Cumulative number of slabs in the building/ tower 1,2 & 3 laid by end of			



	quarter					
9.	Status of construction					
	(i)	Walls on floors	WIP		52%	
	(ii)	Staircase	WIP		57%	
	(iii)	Lift wells along with water proofing	WIP		68%	
	(iv)	Lift lobbies/ common areas floor wise	WIP		57%	
10.	Fixing of door and window frames in flats/ units		WIP		65%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	WIP			60%
	(ii)	Electrical works including wiring	WIP			72%
	(iii)	Plumbing works	WIP			62%
12.	Status of wall plastering					
	(i)	External plaster	WIP		65%	
	(ii)	Internal plaster	WIP		60%	
13.	Status of wall tiling					
	(i)	In bathroom	WIP		100%	
	(ii)	In kitchen	NA		NA	
14.	Status of flooring					
	(i)	Common areas	WIP		58%	
	(ii)	Units/ flats				
15.	Status of white washing					
	(i)	Internal walls	WIP		55%	
	(ii)	External walls	WIP		52%	
16.	Status of finishing					
	(i)	Staircase with railing	WIP		65%	
	(ii)	Lift wells	WIP		65%	



	(iii)	Lift lobbies/ common areas floor wise	WIP	67%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	WIP	67%
	(ii)	Sanitary fixtures	WIP	59%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	WIP	52%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	WIP	35%
	(vii)	Overhead tanks	WIP	85%
	(viii)	Underground water tank	Completed	100%
	(ix)	Fireighting fitting and equipment's as per CFO NOC	WIP	90%
	(x)	Electrical fittings in common areas	WIP	60%
(xi)	Compliance to conditions of environment/ CRZ NOC	WIP	62%	
18.	Waterproofing of terraces		WIP	60%
19.	Entrance lobby finishing		WIP	60%
20.	Status of construction of compound wall		Completed	100%



**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	Yes	100%
2.	Parking			
	Covered no. -	Yes	As Per RERA Documents	85%
	Open no. -	-		
3.	Water supply	Yes	Yes	100%
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	Yes	100%
5.	Storm water drains	Yes	Yes	100%
6.	Landscaping & tree plantation	Yes	Yes	95%
7.	Parks and playgrounds	N/A	NA	NA
	Fixing of children play equipment's	N/A	NA	NA
	Benches	N/A	NA	NA
8.	Shopping area	Yes	Yes	95%
9.	Street lighting/ electrification	Yes	Yes	90%
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	Yes	100%
11.	Solid waste management & disposal	Yes	Yes	100%
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	Yes	100%
13.	Energy management (Solar)	Yes	Yes	100%
14.	Fire protection and fire safety requirements	Yes	Yes	98%
15.	Electrical meter room, sub-station, receiving station	Yes	Yes	98%
16.	Underground tank	Yes		
<b>B-2</b>	<b>Community building to be transferred to RWA - Not Applicable</b>			
<b>B-3</b>	<b>Community buildings not to be transferred to RWA/competent authority - Not Applicable</b>			
<b>B-4</b>	<b>Services/ facilities to be transferred to competent authority - Not Applicable</b>			

