

ANNEXURE 6-A ARCHITECT'S CERTIFICATE
On the letter head of the architect firm
To whom so ever it may concern

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| REPORT FOR QUARTER ENDING | | July'24 TO September'24 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subject: Certificate of progress of construction work: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Particulars | Information | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Project/Phase of the project | La- Regencia Phase-II | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Location | Sec.-19 Sushant City Panipat | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iii. | Area in acres | 4.367 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| vi. | HARERA Registration No. | HRERA-PKL-PNP-46-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| v. | Name of Licensee | Stanza Developers And Infrastructure Pvt. Ltd. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| vi. | Name of Collaborator | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| vii. | Name of Developer | M/s Astrum Value homes Pvt. Ltd. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Sir,</p> <p>1. I/ We have undertaken assignment as architect for certifying progress of construction work in the above mentioned project as per the approved plans.</p> <table border="1"> <tr> <td>i.</td> <td>Date of certifying of percentage of construction work/ site inspection</td> <td>04.10.2024</td> </tr> <tr> <td>ii.</td> <td>Name of Architect/Architect's firm</td> <td>Nitin Chauhan/ Urban Atelier</td> </tr> <tr> <td>iii.</td> <td>Date of site inspection</td> <td>04-10-2024</td> </tr> </table> <p>2. Following technical professionals are appointed by Promoter: - (as applicable)</p> <table border="1"> <tr> <td>Sr.No.</td> <td>Consultants</td> <td>Name</td> </tr> <tr> <td>i.</td> <td>Site Engineer</td> <td>Mr. Akhilesh</td> </tr> <tr> <td>ii.</td> <td>Structural Consultant</td> <td>M/s N.M. Roof Designers Ltd.</td> </tr> <tr> <td>iii.</td> <td>Proof Consultant</td> <td>M/s. Roark Consulting Engineers</td> </tr> <tr> <td>vi.</td> <td>MEP Consultant</td> <td>M/s Acrobat Engineers Pvt. Ltd.</td> </tr> <tr> <td>v.</td> <td>Site supervisor/in charge</td> <td>Mr. Ashwani Kumar Sinha</td> </tr> </table> <p>3. I 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 B.</p> <p>Yours Faithfully, Signature & Name (IN BLOCK LETTERS) with stamp of Architect : NITIN CHAUHAN Council of Architects (CoA) Registration No. CA/ 2012 / 55425 Council of Architects (CoA) Registration valid till -31/12/2028</p> | | | i. | Date of certifying of percentage of construction work/ site inspection | 04.10.2024 | ii. | Name of Architect/Architect's firm | Nitin Chauhan/ Urban Atelier | iii. | Date of site inspection | 04-10-2024 | Sr.No. | Consultants | Name | i. | Site Engineer | Mr. Akhilesh | ii. | Structural Consultant | M/s N.M. Roof Designers Ltd. | iii. | Proof Consultant | M/s. Roark Consulting Engineers | vi. | MEP Consultant | M/s Acrobat Engineers Pvt. Ltd. | v. | Site supervisor/in charge | Mr. Ashwani Kumar Sinha |
| i. | Date of certifying of percentage of construction work/ site inspection | 04.10.2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Name of Architect/Architect's firm | Nitin Chauhan/ Urban Atelier | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iii. | Date of site inspection | 04-10-2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr.No. | Consultants | Name | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Site Engineer | Mr. Akhilesh | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Structural Consultant | M/s N.M. Roof Designers Ltd. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iii. | Proof Consultant | M/s. Roark Consulting Engineers | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| vi. | MEP Consultant | M/s Acrobat Engineers Pvt. Ltd. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| v. | Site supervisor/in charge | Mr. Ashwani Kumar Sinha | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Table – A

Building/Tower no. Tower-D2 or called Emerald

Cumulative progress of the project/phase at the end of the quarter.

| Sr. No. | Tasks/Activity | Description of work done | Percentage of total proposed work Upto September'24. | |
|-----------|-------------------------------------------------------------------------|--------------------------|------------------------------------------------------|----------------|
| A1 | SUB- STRUCTURE STATUS | | | |
| 1. | Excavation | | 100% | |
| 2. | Laying of foundation | | | |
| | i. Raft | | 100% | |
| | ii. Pile | | NA | |
| 3. | Number of basement(s) | | | |
| | i. Basement level 1 | | NA | |
| | ii. Basement level 2* | | NA | |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | 100% | |
| A2 | SUPER- STRUCTURE STATUS | | | |
| 5. | Total floors in the tower/building | | S+9 | |
| 6. | Total area on each floor | SQ. Ft. | 7244 | |
| 7. | Stilt Floor/ Ground Floor | | 7244 | |
| 8. | Status of laying of slabs floor wise | | | |
| | Cumulative number of slabs in the building/tower laid by end of quarter | | 100% | |
| 9. | Status of construction | | | |
| | i. Walls on floors | | 100% | |
| | ii. Staircase | | 100% | |
| | iii. Lift wells along with water proofing | | 100% | |
| | iv. Lift lobbies /common areas floor wise | | 100% | |
| 10. | Fixing of door and window frames in flats/units | | 100% | |
| 11. | Status of MEP | | Internal (within Flat) | External works |
| | i. Mechanical works | | NA | NA |
| | ii. Electrical works including wiring | | 100% | 100% |
| | iii. Plumbing works | | 100% | 100% |



| | | | | |
|--------------------------------------------------|-----------------------------------------------------------------|--|------|------|
| 12. | Status of wall finishing (plaster/paint/ whitewashing/coating) | | | |
| | i. External | | NA | 100% |
| | ii. Internal | | 100% | NA |
| 13. | Status of wall tiling | | | |
| | i. In bathroom | | 100% | NA |
| | ii. In Kitchen | | 100% | NA |
| 14. | Status of flooring | | | |
| | i. Common areas | | NA | 100% |
| | ii. Units/flats | | 100% | NA |
| 15. | Status of other civil works | | | |
| | i. Staircase with railing | | NA | 100% |
| | ii. Lift wells | | NA | 100% |
| | iii. Lift lobbies /common areas floor wise | | NA | 100% |
| 16. | Status of Installation | | | |
| | (Within flat/unit) | | | |
| | i. Doors and windows panels | | 100% | NA |
| | ii. Sanitary Fixtures | | 100% | NA |
| | iii. Modular Kitchen | | NA | NA |
| | iv. Electrical fittings/Lighting | | NA | 100% |
| | v. Gas piping (if any) | | NA | NA |
| | (Other than flat/units) | | | |
| | vi. Lifts installation | | NA | 100% |
| | vii. Overhead tanks | | NA | 100% |
| | viii. Underground water tank | | NA | 99% |
| | ix. Firefighting fittings and equipment's as per CFO NOC | | NA | 100% |
| | x. Electrical fittings in common areas | | NA | 100% |
| | xi. Compliance to conditions of environment /CRZ NOC | | | |
| 17. | Waterproofing of terraces | | NA | 100% |
| 18. | Entrance lobby finishing | | NA | 100% |
| 19. | Status of construction of Compound wall | | NA | 100% |
| Note.— (*) Extend rows as per requirement | | | | |



Table – A

Building/Tower no. E or called Florence

Cumulative progress of the project/phase at the end of the quarter.

| Sr. No. | Tasks/Activity | Description of work done | Percentage of total proposed work Upto September'24. | |
|-----------|-------------------------------------------------------------------------|--------------------------|------------------------------------------------------|----------------|
| A1 | SUB- STRUCTURE STATUS | | | |
| 1. | Excavation | | 100% | |
| 2. | Laying of foundation | | | |
| | i. Raft | | 100% | |
| | ii. Pile | | NA | |
| 3. | Number of basement(s) | | | |
| | i. Basement level 1 | | NA | |
| | ii. Basement level 2* | | NA | |
| 4. | Waterproofing of the above sub- structure (wherever applicable) | | 100% | |
| A2 | SUPER- STRUCTURE STATUS | | | |
| 5. | Total floors in the tower/building | | S+9 | |
| 6. | Total area on each floor | SQ. Ft. | 7980 | |
| 7. | Stilt Floor/ Ground Floor | | 7980 | |
| 8. | Status of laying of slabs floor wise | | | |
| | Cumulative number of slabs in the building/tower laid by end of quarter | | 100% | |
| 9. | Status of construction | | | |
| | i. Walls on floors | | 100% | |
| | ii. Staircase | | 100% | |
| | iii. Lift wells along with water proofing | | 100% | |
| | iv. Lift lobbies /common areas floor wise | | 100% | |
| 10. | Fixing of door and window frames in flats/units | | 100% | |
| 11. | Status of MEP | | Internal (within Flat) | External works |
| | i. Mechanical works | | NA | NA |
| | ii. Electrical works including wiring | | 100% | 100% |
| | iii. Plumbing works | | 100% | 100% |
| 12. | Status of wall finishing (plaster/paint/ whitewashing/coating) | | | |
| | i. External | | NA | 100% |
| | ii. Internal | | 100% | NA |



| | | | | |
|--------------------------------------------------|----------------------------------------------------------|--|------|------|
| 13. | Status of wall tiling | | | |
| | i. In bathroom | | 100% | NA |
| | ii. In Kitchen | | 100% | NA |
| 14. | Status of flooring | | | |
| | i. Common areas | | NA | 100% |
| | ii. Units/flats | | 100% | NA |
| 15. | Status of other civil works | | | |
| | i. Staircase with railing | | NA | 100% |
| | ii. Lift wells | | NA | 100% |
| | iii. Lift lobbies /common areas floor wise | | NA | 100% |
| 16. | Status of Installation | | | |
| | (Within flat/unit) | | | |
| | i. Doors and windows panels | | 100% | NA |
| | ii. Sanitary Fixtures | | NA | 100% |
| | iii. Modular Kitchen | | NA | NA |
| | iv. Electrical fittings/Lighting | | NA | 100% |
| | v. Gas piping (if any) | | NA | NA |
| | (Other than flat/units) | | | |
| | vi. Lifts installation | | NA | 100% |
| | vii. Overhead tanks | | NA | 100% |
| | viii. Underground water tank | | NA | 100% |
| | ix. Firefighting fittings and equipment's as per CFO NOC | | NA | 100% |
| | x. Electrical fittings in common areas | | NA | 100% |
| | xi. Compliance to conditions of environment /CRZ NOC | | | |
| 17. | Waterproofing of terraces | | NA | 100% |
| 18. | Entrance lobby finishing | | NA | 100% |
| 19. | Status of construction of Compound wall | | NA | 100% |
| Note.— (*) Extend rows as per requirement | | | | |

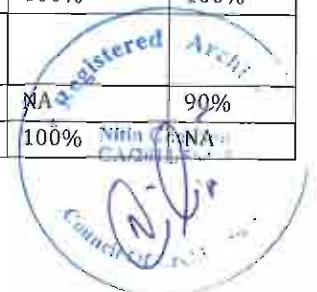


Table – A

Building/Tower no. D1 or called Galleon

Cumulative progress of the project/phase at the end of the quarter.

| Sr. No. | Tasks/Activity | Description of work done | Percentage of total proposed work Upto September'24. | |
|-----------|-------------------------------------------------------------------------|--------------------------|------------------------------------------------------|----------------|
| A1 | SUB- STRUCTURE STATUS | | | |
| 1. | Excavation | | 100% | |
| 2. | Laying of foundation | | | |
| | i. Raft | | 100% | |
| | ii. Pile | | NA | |
| 3. | Number of basement(s) | | | |
| | i. Basement level 1 | | NA | |
| | ii. Basement level 2* | | NA | |
| 4. | Waterproofing of the above sub- structure (wherever applicable) | | 100% | |
| A2 | SUPER- STRUCTURE STATUS | | | |
| 5. | Total floors in the tower/building | | S+9 | |
| 6. | Total area on each floor | SQ. Ft. | 7244 | |
| 7. | Stilt Floor/ Ground Floor | | 7244 | |
| 8. | Status of laying of slabs floor wise | | | |
| | Cumulative number of slabs in the building/tower laid by end of quarter | | 100% | |
| 9. | Status of construction | | | |
| | i. Walls on floors | | 100% | |
| | ii. Staircase | | 100% | |
| | iii. Lift wells along with water proofing | | 100% | |
| | iv. Lift lobbies /common areas floor wise | | 100% | |
| 10. | Fixing of door and window frames in flats/units | | 100% | |
| 11. | Status of MEP | | Internal (within Flat) | External works |
| | i. Mechanical works | | NA | NA |
| | ii. Electrical works including wiring | | 100% | 100% |
| | iii. Plumbing works | | 100% | 100% |
| 12. | Status of wall finishing (plaster/paint/ whitewashing/coating) | | | |
| | i. External | | NA | 90% |
| | ii. Internal | | 100% | NA |



| | | | | |
|--------------------------------------------------|----------------------------------------------------------|--|------|------|
| 13. | Status of wall tiling | | | |
| | i. In bathroom | | 100% | NA |
| | ii. In Kitchen | | 100% | NA |
| 14. | Status of flooring | | | |
| | i. Common areas | | NA | 100% |
| | ii. Units/flats | | 100% | NA |
| 15. | Status of other civil works | | | |
| | i. Staircase with railing | | NA | 100% |
| | ii. Lift wells | | NA | 100% |
| | iii. Lift lobbies /common areas floor wise | | NA | 100% |
| 16. | Status of Installation | | | |
| | (Within flat/unit) | | | |
| | i. Doors and windows panels | | 100% | NA |
| | ii. Sanitary Fixtures | | 100% | NA |
| | iii. Modular Kitchen | | NA | NA |
| | iv. Electrical fittings/Lighting | | NA | 100% |
| | v. Gas piping (if any) | | NA | NA |
| | (Other than flat/units) | | | |
| | vi. Lifts installation | | NA | 100% |
| | vii. Overhead tanks | | NA | 100% |
| | viii. Underground water tank | | NA | 100% |
| | ix. Firefighting fittings and equipment's as per CFO NOC | | NA | 100% |
| | x. Electrical fittings in common areas | | NA | 100% |
| | xi. Compliance to conditions of environment /CRZ NOC | | | |
| 17. | Waterproofing of terraces | | NA | 100% |
| 18. | Entrance lobby finishing | | NA | 100% |
| 19. | Status of construction of Compound wall | | NA | 100% |
| Note.— (*) Extend rows as per requirement | | | | |



Table - A

Building/Tower no. A1 or called Hamilton

Cumulative progress of the project/phase at the end of the quarter.

| Sr. No. | Tasks/Activity | Description of work done | Percentage of total proposed work Upto September'24. | |
|-----------|-------------------------------------------------------------------------|--------------------------|------------------------------------------------------|----------------|
| A1 | SUB- STRUCTURE STATUS | | | |
| 1. | Excavation | | 100% | |
| 2. | Laying of foundation | | | |
| | i. Raft | | 100% | |
| | ii. Pile | | NA | |
| 3. | Number of basement(s) | | | |
| | i. Basement level 1 | | NA | |
| | ii. Basement level 2* | | NA | |
| 4. | Waterproofing of the above sub- structure (wherever applicable) | | 100% | |
| A2 | SUPER- STRUCTURE STATUS | | | |
| 5. | Total floors in the tower/building | | S+9 | |
| 6. | Total area on each floor | SQ. Ft. | 7244 | |
| 7. | Stilt Floor/ Ground Floor | | 7244 | |
| 8. | Status of laying of slabs floor wise | | | |
| | Cumulative number of slabs in the building/tower laid by end of quarter | | 100% | |
| 9. | Status of construction | | | |
| | i. Walls on floors | | 100% | |
| | ii. Staircase | | 100% | |
| | iii. Lift wells along with water proofing | | 100% | |
| | iv. Lift lobbies /common areas floor wise | | 100% | |
| 10. | Fixing of door and window frames in flats/units | | 100% | |
| 11. | Status of MEP | | Internal (within Flat) | External works |
| | i. Mechanical works | | NA | NA |
| | ii. Electrical works including wiring | | 100% | 100% |
| | iii. Plumbing works | | 100% | 100% |
| 12. | Status of wall finishing (plaster/paint/ whitewashing/coating) | | | |
| | i. External | | NA | 99% |
| | ii. Internal | | 99% | NA |



| | | | | |
|--------------------------------------------------|----------------------------------------------------------|--|------|-------|
| 13. | Status of wall tiling | | | |
| | i. In bathroom | | 100% | NA |
| | ii. In Kitchen | | 100% | NA |
| 14. | Status of flooring | | | |
| | i. Common areas | | NA | 100% |
| | ii. Units/flats | | NA | 1000% |
| 15. | Status of other civil works | | | |
| | i. Staircase with railing | | NA | 100% |
| | ii. Lift wells | | NA | 100% |
| | iii. Lift lobbies /common areas floor wise | | NA | 100% |
| 16. | Status of Installation | | | |
| | (Within flat/unit) | | | |
| | i. Doors and windows panels | | 100% | NA |
| | ii. Sanitary Fixtures | | 99% | NA |
| | iii. Modular Kitchen | | NA | NA |
| | iv. Electrical fittings/Lighting | | NA | 100% |
| | v. Gas piping (if any) | | NA | NA |
| | (Other than flat/units) | | | |
| | vi. Lifts installation | | NA | 100% |
| | vii. Overhead tanks | | NA | 100% |
| | viii. Underground water tank | | NA | 99% |
| | ix. Firefighting fittings and equipment's as per CFO NOC | | NA | 100% |
| | x. Electrical fittings in common areas | | NA | 100% |
| | xi. Compliance to conditions of environment /CRZ NOC | | | |
| 17. | Waterproofing of terraces | | NA | 100% |
| 18. | Entrance lobby finishing | | NA | 100% |
| 19. | Status of construction of Compound wall | | NA | 100% |
| Note.— (*) Extend rows as per requirement | | | | |



Table - A

Building/Tower no. F or called Irvine

Cumulative progress of the project/phase at the end of the quarter.

| Sr. No. | Tasks/Activity | Description of work done | Percentage of total proposed work Upto September 24. | |
|-----------|-------------------------------------------------------------------------|--------------------------|------------------------------------------------------|----------------|
| A1 | SUB- STRUCTURE STATUS | | | |
| 1. | Excavation | | 100% | |
| 2. | Laying of foundation | | | |
| | i. Raft | | 100% | |
| | ii. Pile | | NA | |
| 3. | Number of basement(s) | | | |
| | i. Basement level 1 | | NA | |
| | ii. Basement level 2* | | NA | |
| 4. | Waterproofing of the above sub- structure (wherever applicable) | | 100% | |
| A2 | SUPER- STRUCTURE STATUS | | | |
| 5. | Total floors in the tower/building | | S+10 | |
| 6. | Total area on each floor | SQ. Ft. | 9752 | |
| 7. | Stilt Floor/ Ground Floor | | 9752 | |
| 8. | Status of laying of slabs floor wise | | | |
| | Cumulative number of slabs in the building/tower laid by end of quarter | | 100% | |
| 9. | Status of construction | | | |
| | i. Walls on floors | | 100% | |
| | ii. Staircase | | 100% | |
| | iii. Lift wells along with water proofing | | 100% | |
| | iv. Lift lobbies /common areas floor wise | | 100% | |
| 10. | Fixing of door and window frames in flats/units | | 100% | |
| 11. | Status of MEP | | Internal (within Flat) | External works |
| | i. Mechanical works | | NA | NA |
| | ii. Electrical works including wiring | | 90% | 100% |
| | iii. Plumbing works | | 100% | 100% |
| 12. | Status of wall finishing (plaster/paint/ whitewashing/coating) | | | |
| | i. External | | NA | 65% |
| | ii. Internal | | 90% | NA |



| | | | | |
|--------------------------------------------------|----------------------------------------------------------|--|------|------|
| 13. | Status of wall tiling | | | |
| | i. In bathroom | | 100% | NA |
| | ii. In Kitchen | | 99% | NA |
| 14. | Status of flooring | | | |
| | i. Common areas | | NA | 100% |
| | ii. Units/flats | | 100% | NA |
| 15. | Status of other civil works | | | |
| | i. Staircase with railing | | NA | 98% |
| | ii. Lift wells | | NA | 100% |
| | iii. Lift lobbies /common areas floor wise | | NA | 100% |
| 16. | Status of Installation | | | |
| | (Within flat/unit) | | | |
| | i. Doors and windows panels | | 100% | NA |
| | ii. Sanitary Fixtures | | 95% | NA |
| | iii. Modular Kitchen | | NA | NA |
| | iv. Electrical fittings/Lighting | | NA | 45% |
| | v. Gas piping (if any) | | NA | NA |
| | (Other than flat/units) | | | |
| | vi. Lifts installation | | NA | 100% |
| | vii. Overhead tanks | | NA | 99% |
| | viii. Underground water tank | | NA | 100% |
| | ix. Firefighting fittings and equipment's as per CFO NOC | | NA | 100% |
| | x. Electrical fittings in common areas | | NA | 90% |
| | xi. Compliance to conditions of environment /CRZ NOC | | | |
| 17. | Waterproofing of terraces | | NA | 100% |
| 18. | Entrance lobby finishing | | NA | 99% |
| 19. | Status of construction of Compound wall | | NA | 100% |
| Note.— (*) Extend rows as per requirement | | | | |



Table - B

| Sr. No. | Common areas and Facilities Amenities | Proposed (Yes/No) | Percentage of total proposed work Upto September'24. | Remarks |
|---------------------|-----------------------------------------------------------------|-------------------|------------------------------------------------------|---------|
| B-1 Services | | | | |
| 1. | Internal roads & pavements | YES | 98% | |
| 2. | Parking | | | |
| | Covered no _____ | YES | 98% | |
| | Open no _____ | YES | 98% | |
| 3. | Water supply | YES | 100% | |
| 4. | Sewerage (Chamber, Lines, Septic Tank, STP) | YES | 100% | |
| 5. | Storm water drains | YES | 100% | |
| 6. | Landscaping & tree plantation | YES | 90% | |
| 7. | Parks and playgrounds | YES | 90% | |
| | Fixing of children play equipment's | YES | 85% | |
| | Benches | YES | 85% | |
| 8. | Shopping Area | YES | 100% | |
| 9. | Street Lighting/Electrification | YES | 90% | |
| 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) | YES | 100% | |
| 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 | YES | 85% | |
| 18. | Others | | | |
| B-3 | Community buildings not to be transferred to RWA/Competent Authority | | | |
| 19. | Schools | NA | | |
| 20. | Dispensary | NA | | |
| 21. | Club | YES | 85% | |
| 22. | Others | YES | 30% | |
| B-4 | Services /facilities to be transferred to the Competent Authority | | | |
| 23. | * | YES | 0% | |
| Note.— (*) Extend as per requirement | | | | |

