ARCH. KUMUD KANCHAN
Architecture & Valuation
Planning, Interior & Exterior Designer,
Project Consultant,
Reg. No Cat-252/21-22

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Annexure A

Architect's Certificate[1]			
sReport for quarter ending			31st March 2024 (Dated 27.05.2025)
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	Commercial Colony
	2.	Location	Part-II, Sector 15, Gurugram
	3.	Licensed area in acres	3.95 Acres
	4.	Area for registration in acres	3.95 Acres
	5.	HARERA registration No.	329 of 2017
	6.	Name of licensee	Experion Developers Pvt Ltd Sh. Anumod Sharma Ms. Vandana Sh. Anubhav Sharma Apra Automobiles Pvt Ltd Apra Metals
	7.	Name of collaborator	M/s Experion Developers Pvt Ltd
	8.	Name of developer	M/s Experion Developers Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	27.05.2025
	2.	Name of Architect/ Architect‟s firm	Mrs. Kumud Kanchan
	3.	Date of site inspection	17.05.2025
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Sandeep Jindal
	2.	Structural consultant	Pioneer Consulting Engineers Pvt Ltd
	3.	Proof consultant	Mehro Consultants
	4.	MEP consultant	Sunil Nayyar Consultants Pvt Ltd
	5.	Site supervisor/incharge	Amit Baranwal
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:	27/05/2025	Yours faithfully,
Place:	Gurgaon	Kumud Kanchan Digitally signed by Kumud Kanchan Date: 2025.05.30 17:20:41 +05'30'

Council of Architects (CoA) registration No.. :	CA/2006/37532	
Council of architects (CoA) registration valid till (date) :	31-12-2025	

Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Commercial Building**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (Lacs)**	**Cumulative work done value till date (Lacs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	2,165.98	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	3,248.98	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	2,083.92	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	1,623.67	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	875.79	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	2,261.24	100%
	4.2	External (plaster, painting, facade, etc.)	-	565.30	100%
5.		External Development	-	137.46	100%
6.		Other Misc.	-	299.00	100%

Sr. No.	**Tasks/ Activity**	**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status		

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1.	Excavation		Excavation Completed		100%	
2.	Laying of foundation					
	(i)	Raft	Yes, Completed		100%	
	(ii)	Pile	NA			
3.	Number of basement(s)		3 Basement			
	(i)	Basement Level 1	Yes, Completed		100%	
	(ii)	Basement level 2	Yes, Completed		100%	
4.	(iii)	Basement level 3	Yes, Completed		100%	
5.	Waterproofing of the above sub-structure (wherever applicable)		Foundation Waterproofing		100%	
	Super-Structure Status					
6.	Total floors in the tower/ building		GF + 12 Floors, RCC Structure		100%	
7.	Total area on each floor (Carpet Area of complete tower)		30377.335 Sqm, Bare concrete floor		100%	
8.	Stilt floor/ ground floor		GF Completed		100%	
9.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower		All Completed		100%	
10.	Status of construction					
	(i)	Walls on floors	Completed		100%	
	(ii)	Staircase	Kota stone with MS railing		100%	
	(iii)	Lift wells along with water proofing	Completed		100%	
	(iv)	Lift lobbies/ common areas floor wise	Completed		100%	
11.	Fixing of door and window frames in flats/ units		Wooden Door Frames, Aluminium Windows		100%	
12.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Yes	Yes	100%	100%
	(ii)	Electrical works including wiring	Yes	Yes	100%	100%
	(iii)	Plumbing works	Yes	Yes	100%	100%
13.	Status of wall plastering					
	(i)	External plaster	Cement Plaster		100%	
	(ii)	Internal plaster	Gypsum Plaster / Cement Based Plaster		100%	
14.	Status of wall tiling					
	(i)	In bathroom	Ceramic/Vitrified Tiles		100%	
	(ii)	In kitchen	NA			
15.	Status of flooring					
	(i)	Common areas	Marble		100%	
	(ii)	Units/ flats	Marble/Ceramic Tiles Works		100%	
16.	Status of white washing					

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	(i)	Internal walls	OBD/ Acrylic Emulsion	100%	
	(ii)	External walls	External Texture Paint	100%	
17.	Status of finishing				
	(i)	Staircase with railing	MS Railing	100%	
	(ii)	Lift wells	Completed	100%	
	(iii)	Lift lobbies/ common areas floor wise	Completed	100%	
18.	Status of installation				
	(within flat/unit)				
	(i)	Doors and windows panels	Wooden Doors/Aluminium Windows	100%	
	(ii)	Sanitary fixtures	Chinaware's & CP Fittings	100%	
	(iii)	Modular kitchen	NA	100%	
	(iv)	Electrical fittings/ lighting	Modular Switch Sockets	100%	
	(v)	Gas piping (if any)	NA	100%	
	(other than flat/units)				
	(vi)	Lifts installation	Completed	100%	
	(vii)	Overhead tanks	UGT/OHT for Domestic, Fire & Flushing	100%	
	(viii)	Underground water tank	Completed	100%	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Sprinklers, Fire Hose & Fire Extinguishers	100%	
	(x)	Electrical fittings in common areas	LED Lights	100%	
	(xi)	Compliance to conditions of environment/ CRZ NOC	Yes, Completed	100%	
19.	Waterproofing of terraces		Brick Bat Coba	100%	
20.	Entrance lobby finishing		Marble, Completed	100%	
21.	Status of construction of compound wall		Completed	100%	

TABLE B

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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%	
3.	Water supply	Yes	100%	
4.	Sewerage (chamber, lines, septic tanks)	Yes	100%	

5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	Yes	100%	
7.	Parks and playgrounds	NA		
8.	Shopping area	NA		
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)	NA		
14.	Fire protection and fire safety requirements	Yes	100%	
15.	Electrical meter room, sub-station, receiving station	Yes	100%	
16.	Under Ground Water Tank	Yes	100%	
17.	Compound Wall	Yes	100%	
B-2	**Community building to be transferred to RWA**			
18.	NA			
19.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
20.	NA			
B-4	**Services/ facilities to be transferred to competent authority**			
21.	NA			

Note 1: The above certificate has been issued on the basis of financial data provided and certified by the management for the previous years and the same has been compiled currently for the purpose of preparing the above certificate. Since project has been 100% completed on the basis of OC's furnished dated ZP-757-Vol11/AD(RA)/2019/1199 dated 15 Jan 2019 & ZP -757-Vol11/AD(RA)/2022/15104 dated 31 May 2022, the physical progress has been calculated on the basis of total estimated cost of construction and total cost actually incurred by developer during the relevant quarter.

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