ANNEXURE-17

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of withdrawal from RERA Designated Account)

Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_

To,

The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Name & Address of Promoter),

Subject: - Certificate of Percentage of Completion of Construction/Development work in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name).

**Ref: CGRERA Registration No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Sir,

I/We \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have undertaken assignment as Architect for certifying Percentage of Completion of Construction/Development Work of the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Project, situated at Village \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tehsil \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ District \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ admeasuring \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq.mtr. area being developed by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Promoter’s Name).

1. Following technical professionals have been appointed by thePromoter:-

(i) M/s/Shri/Smt \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Land Surveyor/Architect;

(ii) M/s /Shri / Smt \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Structural Consultant;

(iii) M/s /Shri / Smt \_\_\_\_\_\_\_\_\_\_\_\_ as Mechanical, Electrical, Plumbing Consultant;

(iv) M/s /Shri / Smt \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Head Site-Supervisor;

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done, for the Real Estate Project \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Project Name), is as per **Table-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table-B**.

Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_

**\* Table A**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Sr. No | Tasks /Activity | Total units/Blocks | Work Done for units/ Blocks | Percentage of work done |
| 1. | Foundation and Plinth |  |  |  |
| 2 | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Basement |  |  |  |
| 3 | Super Structure (Column and lintel up to Slab Bottom Level) |  |  |  |
| 4 | Slabs |  |  |  |
| 5\* | Internal task/activities to each of the Flat/ Premises -   1. Bricks wall, 2. Joinery(doors and windows), 3. Plaster 4. Flouring 5. Painting |  |  |  |
| 6 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises |  |  |  |
| 7 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks |  |  |  |
| 8 | The external plumbing and external plaster, external painting, elevation, completion of terraces with waterproofing of the Building/ Wing, |  |  |  |
| 9 | Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate |  |  |  |

**\*Note** – The above percentages all items should be mentioned which is only to assess the physical progress of the project only.

\* **TABLE-B**

**Internal & External Development Works in Respect of the entire Project**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No** | **Common areas and Facilities, Amenities** | **Proposed (Yes/No)** | **Percentage of Work done** | **Details** |
| 1. | Internal Roads &Footpaths |  |  |  |
| 2. | Water Supply Line |  |  |  |
| 3. | Sewerage (chamber, lines, Septic Tank) |  |  |  |
| 4. | Sewage Treatment Plant (STP) |  |  |  |
| 5. | Storm Water Drains |  |  |  |
| 6. | Landscaping & Tree Planting |  |  |  |
| 7. | Street Lighting |  |  |  |
| 8. | Community Buildings/ Club House |  |  |  |
| 9. | Solid Waste management & Disposal |  |  |  |
| 10. | Water conservation, Rain water harvesting |  |  |  |
| 11. | Energy Management/Sub-station |  |  |  |
| 12. | Fire protection and fire safety requirements |  |  |  |
| 13. | Open area (Park) |  |  |  |
| 14. | Boundary Wall& Main Gate |  |  |  |
| 15. | Security Service |  |  |  |
| 16. | Others (As per Brochure)  (Option to Add more) |  |  |  |

\***Note** – The above percentages all items should be mentioned to assess the physical progress of this project only.

**TABLE C**

**Overall percentage of the work completed**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No.** | **Particular** | **Total No. of unit /amenities** | **Work Done No. of unit / amenities** | **Percentage of work done** |
| 1. | Overall percentage of construction (Building) completed as per Table-A. |  |  |  |
| **2** | Overall percentage of development completed as per Table-B. |  |  |  |
| **3\*** | Overall percentage completion of the project | | |  |

**\* Note** – The above percentages should be mentioned to assess the physical progress of this project only.

Place:

Signature& Name of the Architect

(License No………….)

Certificate No.\_\_\_\_\_\_\_\_\_\_\_\_\_

**GUIDANCE NOTE FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE:**

1. The Architect should be a member of council of Architecture and could be preferably the one appointed by the promoter for representing before the Competent Authority for getting the approval and sanctions for the project.
2. There should be proper agreement between The Promoter and The Architect for the supervision and the services to be provided for the Real Estate Project.
3. The Architect should visit the site and verify that the work has been completed as the per the approved plans
4. The Architect must use his professional knowledge, skill and experience in providing the information in this certificate.
5. The Architect shall be held responsible and accountable for any wrong information in the certificate. The Architect shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the council of Architecture to initiate necessary disciplinary action including revocation of membership for issue of wrong certificate.
6. This certificate has to be issued on the letterhead of the Architect, affixing the stamp of the Architect, along with Architect’s signature on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architect** at the time of issue in this certificate.