

ARCHITECT'S CERTIFICATE
(For the period till _____)

Certificate No. _____

To,

The _____ (Name & Address of Promoter),

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

Ref: HP RERA Registration No. _____

Sir,

I / We _____ have undertaken assignment as Architect for the Construction / Development Work of the _____ Project, situated at Village _____ Tehsil _____ District _____ Himachal Pradesh admeasuring _____ sq. mtr. area being developed by _____ (Promoter's Name).

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** herein below-

***TABLE A**

Certificate No. _____

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 - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouing (v) Painting			
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises			
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks			

8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing 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 of 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

Sr. No	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths			
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 of all items should be mentioned to assess the physical progress of the 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 of completion of the project			

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

The quality of work done is good and is as per the specifications prescribed.

Place:

Date:

Signature & Name of the Architect
(Council of Architecture No...)

GUIDELINES FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE:

1. The Architect should be a Member of Council of Architecture.
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 sanctioned 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 the 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 letter head of the Architect, affixing the stamp /seal of the Architect, along with Architect's signature and Registration Number on each page.
7. The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architecture** at the time of issue of this Certificate.