Architect's Certificate[1]

Report for quarter ending	**30TH SEPTEMBER 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	**Market Walk**
2.	Location	Village –Shikohpur, Sector-82A, Tehsil-Manesar, District- Gurugram, Haryana
3.	Licensed area in acres	182.796 Acres
4.	Area for registration in acres	1.08 acres
5.	HARERA registration no.	**38 of 2020 dated 26.10.2020**
6.	Name of licensee	1. M/s Avon Buildtech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) 2. M/s Browz Technologies Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) 3. M/s Pegasus Infrastructure Pvt. Ltd. 4. M/s Vatika Limited
7.	Name of collaborator	1. M/s Avon Buildtech Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) 2. M/s Browz Technologies Pvt. Ltd. (Now, Known as Vatika One India Next Pvt. Ltd.) 3. M/s Pegasus Infrastructure Pvt. Ltd. 4. M/s Vatika Limited
8.	Name of developer	M/s Vatika Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	30-09-2025

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	2.	Name of Architect/ Architect's firm	Rangan Mukherjee
	3.	Date of site inspection	29-09-2025

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr. No.	Consultants	Name
1.	Site engineer	Shivam Yadav
2.	Structural consultant	M N Consultant Pvt Ltd
3.	Proof consultant	-
4.	MEP consultant	HVAC- ARKK pvt ltd PHE- Saviram Engg Consultant pvt ltd Electrical-Kanwar Krishen Associates Pvt lmt
5.	Site supervisor/incharge	Dharamvir Singh

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: 30-09-2025

Yours faithfully,

Place: Gurugram

RANGAN MUKHERJEE

Rangan Mukherjee
CA/2003/31471

Council of architects (CoA) registration no. : CA/2003/31471

Council of architects (CoA) registration valid till (date) : 2027

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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Phase-I**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed work**
1.	**Substructure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0.00	835.64	100.00%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.00	141.34	100%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	0.00	159.00	100%
	3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	0.00	194.34	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	19.12	207.32	91.55%
	4.2	External (piping, pumps and pump room, fixtures.)	9.84	176.04	98.33%

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		bulk excavation	100%
2.	Laying of foundation			
	(i)	Raft	RCC	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s) 3			
	(i)	Basement Level 1	NA	NA
		Basement level 2*	NA	NA
	(ii)	Basement level 3*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)		-	82%
	Super-Structure Status			
5.	Total floors in the tower/ building			3
6.	Total area on each floor		Total FAR (sqmt)	42452.29
7.	Stilt floor/ ground floor			
8.	Status of laying of slabs floor wise		G+2	100%
	Cumulative number of slabs in the building/ tower laid by end of quarter			
9.	Status of construction			
	(i)	Walls on floors	-	98%
	(ii)	Staircase	-	100%
	(iii)	Lift wells along with water proofing	-	100%
	(iv)	Lift lobbies/ common areas floor wise	-	100%

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10.	Fixing of door and window frames in flats/ units			100%
11.	Status of MEP		Internal (within flat)	Internal (within flat)
	(i)	Mechanical works	-	100%
	(ii)	Electrical works including wiring	-	100%
	(iii)	Plumbing works	-	100%
12.	Status of wall plastering			
	(i)	External plaster	-	100%
	(ii)	Internal plaster	-	97%
13.	Status of wall tiling			
	(i)	In bathroom	-	NA
	(ii)	In kitchen	-	NA
14.	Status of flooring			
	(i)	Common areas	-	100%
	(ii)	Units/ flats	-	NA
15.	Status of white washing			
	(i)	Internal walls	-	NA
	(ii)	External walls	-	NA
16.	Status of finishing			
	(i)	Staircase with railing	-	100%
	(ii)	Lift wells	-	100%
	(iii)	Lift lobbies/ common areas floor wise	-	100%
17.	Status of installation			

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	(within flat/unit)			
	(i)	Doors and windows panels	-	94%
	(ii)	Sanitary fixtures	-	98%
	(iii)	Modular kitchen	-	NA
	(iv)	Electrical fittings/ lighting		
	(v)	Gas piping (if any)	-	NA
	(other than flat/units)			-
	(vi)	Lifts installation		100%
	(vii)	Overhead tanks	-	100%
	(viii)	Underground water tank	-	NA
	(ix)	Fire fighting fitting and equipments as per CFO NOC		
	(x)	Electrical fittings in common areas	-	100%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Environmental compliance reports are being submitted twice in a year on a regular basis. CRZ NOC is not applicable.	-
18.	Waterproofing of terraces		-	100%
19.	Entrance lobby finishing		-	100%
20.	Status of construction of compound wall		-	100%

Note: (*) extend as per requirement

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Table – B

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		-
	Covered no **255**	Yes		-
	Open no **16**	Yes	100%	-
3.	Water supply	Yes	100%	-
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	-
5.	Storm water drains	Yes	97%	-
6.	Landscaping & tree plantation	Yes	98%	-
7.	Parks and playgrounds	NA	NA	-
	Fixing of children play equipment			-
	Benches			-
8.	Shopping area	NA	NA	-
9.	Street lighting/ electrification	Yes	100%	-
10.	Treatment and disposal of sewage and sullage water/ STP	NA	NA	-
11.	Solid waste management & disposal	Yes	100%	-
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	0%	-
13.	Energy management (solar)	NA	NA	-
14.	Fire protection and fire safety requirements	Yes	100%	-
15.	Electrical meter room, sub-station, receiving station	NA	NA	-
16.	Other (option to add more)	NA	NA	-

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B-2	**Community building to be transferred to RWA**			
17.	Community centre	NA	NA	-
18.	others	NA	NA	-
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA	NA	-
20.	Dispensary	NA	NA	-
21.	Club	NA	NA	-
22.	Others	NA	NA	-
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	NA	NA	-

Note: (*) extend as per requirement

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