Ar. Sunil Kumar Dhingra

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Annexure A

Architect's Certificate			
Report as on 30.9.2025			
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	Basera Affordable Group Housing
	2.	Location	Sector 79, Sector-79B, Gurgaon, Haryana
	3.	Licensed area in acres	12.10 Acres.
	4.	Area for registration in acres	12.10 Acres.
	5.	HARERA registration No.	108 of 2017 dated 24.08.2017
	6.	Name of licensee	Revital Reality Pvt. Ltd.
	7.	Name of collaborator	NIL
	8.	Name of developer	Revital Reality Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	27.11.2025
	2.	Name of Architect/ Architects firm	
	3.	Date of site inspection	Site inspection date 01.11.2025
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr.No.	**Consultants**	**Name**
	1.	Site engineer	MR. SITA RAM YADAV
	2.	Structural consultant	NNC DESIGN INTERNATIONAL
	3.	Proof consultant	-
	4.	MEP consultant	PROION CONSULTANTS
	5.	Site supervisor/in-charge	MR. HRISHKESH SRIVASTAVA
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:		:27.11.2025	Yours faithfully,
Place:		:New Delhi	

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Council of Architects (CoA) registration No.. :	CA/2001/28663	Signature & name (in block letters) with stamp of architect
Council of architects (CoA) registration valid till (date) :	31.12.2032	Sunil Kumar Architect B. Arch. CA/2001/28663

Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		**BASERA**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**			
Sr. No.	**Project components**	**Work done value during the quarter (In Lacs)**	**Cumulative work done value till date(In Lacs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)	18.79	2638.00	Gross: 93% Tower-1: 100% Tower-2: 100% Tower-3: 100% Tower-4: 100 Towe-5: 100% Towe-6: 100% Towe-7: 100% Towe-8: 100% Tower-9: 100% Tower-10: 100% Tower-11: 100% Tower-12: 100% Tower-13: 100% Tower-14: 100% Tower-15: 100% Commercial Shops: 80% Anganwadi & Community Centre: 0%

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2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	96.95	5778.05	Gross: 76% Tower-1: 100% Tower-2: 100% Tower-3: 100% Tower-4: 95% Tower-5:81.25% Tower-6: 90% Tower-7: 95% Tower-8: 95% Tower-9: 95% Tower-10: 30% Tower-11: 100% Tower-12: 100% Tower-13: 95% Tower-14:12.5% Tower15: 50.63% Commercial Shops: 20% Anganwadi & Community Centre: 0%

3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	8.90	272.81	Gross: 25% Tower-1: 95% Tower-2: 95% Tower-3: 50% Tower-4: 10% Tower-5: 0% Tower-6: 5% Tower-7: 5% Tower-8: 5%

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				Tower-9: 5% Tower-10: 0% Tower-11: 50% Tower-12: 50% Tower-13: 44% Tower-14: 0% Tower15: 0% Commercial Shops: 0% Anganwadi & Community Centre: 0%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	32.12	453.52	Gross: 24% Tower-1: 95% Tower-2: 95% Tower-3: 52% Tower-4: 14% Tower-5: 12% Tower-6: 14% Tower-7: 14% Tower-8: 14% Tower-9: 14% Tower-10: 5% Tower-11: 22% Tower-12: 17% Tower-13: 17% Tower-14: 0% Tower15: 12% Commercial Shops: 0% Anganwadi & Community Centre: 0%
3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	22.46	615.68	Gross: 36% Tower-1: 95% Tower-2: 95% Tower-3:69.83% Tower-4: 46% Tower-5: 0% Tower-6: 31% Tower-7: 30% Tower-8: 30%

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					Tower-9: 30%
					Tower-10: 0% Tower-11: 62% Tower-12: 62% Tower-13: 62% Tower-14: 0% Tower15: 0% Commercial Shops: 0% Anganwadi & Community Centre: 0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	42.43	1040.16	32% Tower-1: 95% Tower-2: 95% Tower-3: 60% Tower-4: 44% Tower-5: 0% Tower-6: 24% Tower-7: 24% Tower-8: 24% Tower-9: 24% Tower-10: 0% Tower-11: 52% Tower-12: 52% Tower-13: 52% Tower-14: 0% Tower15: 0% Commercial Shops: 0% Anganwadi & Community Centre: 0%
	4.2	External (plaster, painting, facade, etc.)	31.54	360.09	63% Tower-1: 95% Tower-2: 95% Tower-3: 95% Tower-4: 90% Tower-5: 0%

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					Tower-6: 95% Tower-7: 95% Tower-8: 95% Tower-9: 95% Tower-10: 0% Tower-11: 95% Tower-12: 95% Tower-13: 95% Tower-14: 0% Tower15: 0% Commercial Shops: 0% Anganwadi & Community Centre: 0%

Sr. No.	Tasks/ Activity Sub-Structure Status	Description of work done	Percentage of total proposed work
1.	Excavation	Complete	Overall: 100% Tower-1: 100% Tower-2: 100% Tower-3: 100% Tower-4: 100% Tower-5: 100% Tower-6: 100% Tower-7: 100% Tower-8: 100% Tower-9: 100% Tower-10: 100% Tower-11: 100% Tower-12: 100% Tower-13: 100% Tower-14: 100% Tower-15: 100% Commercial Shops: 100% Anganwadi & Community Centre: 0%
2.	Laying of foundation		

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	(i)	Raft for Towers	Complete	Gross: 100 % Tower-1: 100% Tower-2: 100% Tower-3: 100% Tower-4: 100% Tower-5: 100% Tower-6: 100% Tower-7: 100% Tower-8: 100% Tower-9: 100% Tower-10: 100% Tower-11: 100% Tower-12: 100% Tower-13: 100% Tower-14: 100% Tower-15: 100% Commercial Shops: 100% Anganwadi & Community Centre: 0%
	(ii)	Pile	N/A	N/A
3.	Number of basement(s)			
	(i	Basement Level 1	WIP	70%
4.	Waterproofing of the above sub-structure (wherever applicable)		WIP	32%
	Super-Structure Status			

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5.	Total floors in the tower/ building		Tower-1 G+12 Tower-2 G+12 Tower-3 G+14 Tower-4 G+14 Tower-5 G+15 Tower-6 G+17 Tower-7 G+17 Tower-8 G+17 Tower-9 G+15 Tower-10 G+14 Tower-11 G+13 Tower-12 G+14 Tower-13 G+14 Tower-14 G+15 Tower-15 G+15 Commercial Shops Anganwadi & Community Centre	100% 100% 100% 95% 81.25% 90% 95% 95% 95% 30% 100% 100% 95% 12.5% 50.63% 20% 0%
6.	Total area on each floor (In Sq. Mtrs.)		Tower-1, 7058.20 Tower-2, 7058.20 Tower-3, 6793.33 Tower-4, 8168.71 Tower-5, 6946.05 Tower-6, 7842.30 Tower-7, 7849.11 Tower-8, 7849.11 Tower-9, 6946.05 Tower-10, 8168.71 Tower-11, 4151.83 Tower-12, 6511.67 Tower-13, 6511.67 Tower-14, 6956.87 Tower-15, 6956.87 Commercial Shops-3427.69	
7.	Stilt floor/ ground floor		Ground floor	
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the Projects laid by end of quarter		200	84.75%
9.	Status of construction			
	(i)	Walls on floors	Complete	87%

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	(ii)	Staircase	Complete		82%	
	(iii)	Lift wells along with water proofing	Complete		82%	
	(iv)	Lift lobbies/ common areas floor wise	Complete		85%	
10.	Fixing of door and window frames in flats/ units		Complete		674 Units	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works			25%, 25%	
	(ii)	Electrical works including wiring			24%, 24%	
	(iii)	Plumbing works			36%	
12.	Status of wall plastering					
	(i)	External plaster			NA	
	(ii)	Internal plaster			61%	
13.	Status of wall tiling					
	(i)	In bathroom			32%	
	(ii)	In kitchen			32%	
14.	Status of flooring					
	(i)	Common areas			37%	
	(ii)	Units/ flats			674 Flats	
15.	Status of white washing					
	(i)	Internal walls	Oil Bound Distemper		32%	
	(ii)	External walls	Whether Shield Paint		63%	
16.	Status of finishing					

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	(i)	Staircase railing		37%
	(ii)	Lift wells		37%
	(iii)	Lift lobbies/ common areas floor wise		37%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	674 Flats	
	(ii)	Sanitary fixtures	240 Flats	
	(iii)	Modular kitchen	N/A	
	(iv)	Electrical fittings/ lighting	N/A	
	(v)	Gas piping (if any)	N/A	
	(other than flat/units)			
	(vi)	Lifts installation	7 Nos	
	(vii)	Overhead tanks	5 Nos	
	(viii)	Underground water tank	Yet to start	
	(ix)	Fire fighting fitting and equipment's as per CFO NOC	02 Towers	
	(x)	Electrical fittings in common areas	24%	
	(xi)	Compliance to conditions of environment/ CRZ NOC	Half Yearly submitted	
18.	Waterproofing of terraces		2 Towers	
19.	Entrance lobby finishing		11 Towers	
20.	Status of construction of compound wall		Construction in RCC & Brick Work	66%

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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	55%	
2.	Parking			
	Covered no.: Four-wheeler: 320 Two-wheeler: 644	Yes	0%	
	Open no. : Four wheeler: 100 Two-wheeler: 1337	Yes	55%	
3.	Water supply	Yes	53%	
4.	Sewerage (chamber, lines, septic tanks)	Yes	54%	
5.	Storm water drains	Yes	55%	
6.	Landscaping & tree plantation	Yes	60%	
7.	Parks and playgrounds	Yes	55%	
	Fixing of children play equipment's	Yes	33%	
	Benches	Yes	33%	
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	14%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	20%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	25%	
13.	Energy management (solar)	NA	0%	
14.	Fire protection and fire safety requirements	Yes	33%	
15.	Electrical meter room, sub-station, receiving station	Yes	50%	
16.	Under Ground Water Tank	Yes	10%	
17.	Compound Wall	Yes	16%	
B-2	**Community building to be transferred to RWA**			
18.	Community centre	NA		
19.	Others	NA		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
20.	Schools	NA		

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21.	Dispensary	NA		
22.	Club	NA		
23.	Nursery School	NA		
B-4	**Services/ facilities to be transferred to competent authority**	NA		
24.	*			

Note: (*) extend as per requirement

Note 1: The above certificate has been issued for the purpose of complying public notice HRERA dated: RO NO. 2216/11/144/2024/24010/C/19/7.

Note 2: 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 we are working on completing compliances of Q2 of 25-26 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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