M-9/36 B DLF City 2 Gurugram122002 Haryana India
EMAIL:- Anoopkumararchitects@gmail.com
PHONE:- +91-9999555494

Architecture | Interiors | Landscape | Planning

Annexure A

Architect's Certificate*			
Report for quarter ending			**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	**Baani City Center**
	2.	Location	Sector -63, Gurugram
	3.	Licensed area in acres	3.656 Acre
	4.	Area for registration in acres	2.2690 Acre
	5.	HARERA registration no.	66 of 2022 Dated 18.07.2022
	6.	Name of licensee	M/s. Baani Hospitality Services Pvt. Ltd. (Formerly known as Aaliyah Real Estates Pvt. Ltd.)
	7.	Name of collaborator	-
	8.	Name of developer	M/s. Baani Hospitality Services Pvt. Ltd. (Formerly known as Aaliyah Real Estates Pvt. Ltd.)
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	24/01/2026
	2.	Name of Architect/ Architect's firm	Ar. Anoop Kumar Taank
	3.	Date of site inspection	03/10/2025

ANOOP KUMAR TAANK Architect CA/2018/96240

3.	**Following technical professionals are appointed by promoter (M/s. Baani Hospitality Services Pvt. Ltd. formerly known as Aaliyah Real Estates Pvt. Ltd.)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Rajesh Saklani
	2.	Structural consultant	Global Design Engineers
	3.	Proof consultant	---
	4.	MEP consultant	Edifice India MEP Consultant
	5.	Site supervisor/incharge	Mr. Ram Yash Mishra
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.		

Yours faithfully,

For Ar. Anoop Kumar Taank

Ar. Anoop Kumar Taank
(Principal Architect)

Council of architects (CoA) Registration No. **CA/2018/96240**
Council of architects (CoA) Registration valid till date : 31.12.2031

Date : 24/01/2026
Place: Gurugram

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Baani City Center**		
A1	**Cumulative progress of the project/phase at the end of the quarter as September, 2025**				
Sr. No.	**Project components**		**Work done value during the quarter** **In Lakhs**	**Cumulative work done value till date** **In Lakhs**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	1160.58	100.00%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	2708.03	100.00%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	524.94	100.00%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	668.03	100.00%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	271.04	100.00%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	755.15	100.00%
	4.2	External (plaster, painting, facade, etc.)	-	241.99	100.00%
Total			-	6329.76	100.00%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				100% completed	
2.	Laying of foundation					
	(i)	Raft			100% completed	
	(ii)	Pile			NA	
3.	Number of basement(s) . 03 NO.					
	(i)	Basement Level 1			100% completed	
	(ii)	Basement level 2*			100% completed	
	(iii)	Basement level 3*			100% completed	
4.	Waterproofing of the above sub-structure (wherever applicable)				100% completed	
	Super-Structure Status					
5.	Total floors in the tower/ building		3BASEMENTS, GROUND +13FLOORS			
6.	Total area on each floor		-			
7.	Stilt floor/ ground floor				100% completed	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower . . . . . laid by end of quarter				100% completed	
9.	Status of construction					
	(i)	Walls on floors			100% completed	
	(ii)	Staircase			100% completed	
	(iii)	Lift wells along with water proofing			100% completed	
	(iv)	Lift lobbies/ common areas floor wise			100% completed	
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Sprinkler and AC piping work	External fire hydrant	100%	100%
	(ii)	Electrical works including wiring	Cable tray and wiring	Nil	100%	100%
	(iii)	Plumbing works	Water supply and drainage	Storm water and sewerage	100%	100%
12.	Status of wall plastering					
	(i)	External plaster	Nil	External plaster	100%	100%
	(ii)	Internal plaster	Internal plaster	Nil	100%	100%
13.	Status of wall tiling					
	(i)	In bathroom	Wall and floor tiling	Nil	100%	100%

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	(ii)	In kitchen	NA	NA	NA	NA
14.	Status of flooring					
	(i)	Common areas	Floor tile work	Nil	100%	Nil
	(ii)	Units/ flats	NA	NA	100%	NA
15.	Status of white washing					
	(i)	Internal walls	Common area	NA	100%	N/A
	(ii)	External walls	NA	Paint	N/A	100%
16.	Status of finishing					
	(i)	Staircase with railing	Railing	NA	100%	NA
	(ii)	Lift wells	Civil work	NA	100%	NA
	(iii)	Lift lobbies/ common areas floor wise	Flooring and wall finish	NA	100%	NA
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	Door/window	NA	100%	NA
	(ii)	Sanitary fixtures	In common wash room	NA	100%	NA
	(iii)	Modular kitchen	NA	NA	100%	NA
	(iv)	Electrical fittings/ lighting	DB and cabling work	NA	100%	NA
	(v)	Gas piping (if any)	NA	NA	NA	NA
	(other than flat/units)					
	(vi)	Lifts installation	Main lift	NA	100%	NA
	(vii)	Overhead tanks	Tiling work	NA	100%	NA
	(viii)	Underground water tank	Tiling work	NA	NA	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Sprinkler	External hydrant	100%	100%
	(x)	Electrical fittings in common areas	Conduting and wiring	-	100%	100%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Piping work	-	100%	-
18.	Waterproofing of terraces		Water proofing	-	100%	-
19.	Entrance lobby finishing		Flooring work	-	100%	-
20.	Status of construction of compound wall		Boundary wall	-	100%	-

Note: (*) extend rows as per requirement.



Table-B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done Financial	Percentage of work done Physical	Remarks
B-1	**Services**				
1	Internal roads & pavements	Yes	100.00%	100.00%	Done
2	Water supply, Sewerage, Storm, STP &Rain water harvesting	Yes	100.00%	100.00%	Done
3	Street light, laying of cable, Renewable of energy system, security & fire-fighting, Electric Sub Station	Yes	100.00%	100.00%	Done
4	Other Internal Development work	Yes	100.00%	100.00%	Done
Total IDW Work Completion			100.00%	100.00%	

Total Completion of Work in project	100.00%

