ARCHITECTS & PLANNERS

Annexure A

Architect's Certificate*			
Report for quarter ending			March 2026
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	BELAPERLA (Earlier Known as Bella Vista) – Central Park Resorts
	2.	Location	Sector 48
	3.	Licensed area in acres	47.418 Acres
	4.	Area for registration in acres	13.20 Acres
	5.	HARERA registration no.	73 of 2019
	6.	Name of licensee	Sweta Estates Pvt. Ltd.
	7.	Name of collaborator	Sweta Estates Pvt. Ltd.
	8.	Name of developer	Sweta Estates Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	01-04-2026
	2.	Name of Architect/ Architect's firm	Gian Prakash Mathur / Gian P. Mathur & Associates
	3.	Date of site inspection	01-04-2026

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3.	~~Following technical professionals~~ are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Vijay Kumar
	2.	Structural consultant	Bureau Of Engineering Studies Consulting Engineers (Dubai)
	3.	Proof consultant	Vintech Consultants & Isha Consultants (New Delhi)
	4.	MEP consultant	Electrical Consulting Engineers (Electrical), Dew Point (HVAC) & Saviram Engineering Consultants Pvt. Ltd. (Plumbing & Fire Fighting)
	5.	Site supervisor/incharge	Faim Haider
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.		

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Date:- 01-04-2026

Yours faithfully,

Signature & name (in block letters) with stamp of architect

Place :- Gurugram :

Council of architects (CoA) registration no. :- **CA/80/5769**

Council of architect (CoA) registration valid till (date) :- **31/12/2035**

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			BELAPERLA (Earlier Known as Bella Vista), Tower BELAPERLA		
A1	**Cumulative progress of the project/phase at the end of the quarter.**			**March 2026**	
Sr. No.	**Project components**		**Work done value during the quarter** **Rs. in Lakh**	**Cumulative work done value till date** **Rs. in Lakh**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		2	3687	99.5 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	9440	99.5%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	121	1613	99 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	287	2632	99%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	294	2129	99%
	3.4	HVAC Works	146	2700	99%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	515	8279	98 %
	4.2	External (plaster, painting, facade, etc.)	715	3914	98 %

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Completed		100 %	
2.	Laying of foundation					
	(i)	Raft	Completed		100 %	
	(ii)	Pile	Completed		100 %	
3.	Number of basement(s) 02 (Two).					
	(i)	Basement Level 1	Completed		100 %	
	(ii)	Basement Level 2	Completed		100 %	
4.	Waterproofing of the above sub-structure (wherever applicable)				100 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G + 31			
6.	Total area on each floor (Sqft)		14962			
7.	Stilt floor/ ground floor		100 %			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower..... laid by end of quarter		34 (Inclusive of Basements)			
9.	Status of construction					
	(i)	Walls on floors	32 / 32		100 %	
	(ii)	Staircase	34 / 34		100 %	
	(iii)	Lift wells along with water proofing	34 / 34		100 %	
	(iv)	Lift lobbies/ common areas floor wise	32 / 32		100 %	
10.	Fixing of door and window frames in flats/ units		Completed		Completed	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Completed	Completed	100 %	100 %
	(ii)	Electrical works including wiring	Completed	NA	100 %	NA
	(iii)	Plumbing works	Completed	NA	100 %	NA
12.	Status of wall plastering					
	(i)	External plaster	NA	NA	NA	NA
	(ii)	Internal plaster	Completed	NA	100 %	NA
13.	Status of wall tiling					
	(i)	In bathroom	Completed	NA	100 %	NA
	(ii)	In kitchen	Completed	NA	100 %	NA
14.	Status of flooring					
	(i)	Common areas	Completed	NA	100 %	NA
	(ii)	Units/ flats	Completed	NA	100 %	NA

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	Completed	NA	100 %	NA
	(ii)	External walls	NA	Completed	NA	100 %
16.	Status of finishing					
	(i)	Staircase with railing	Completed	NA	100 %	NA
	(ii)	Lift wells	Completed	NA	100 %	NA
	(iii)	Lift lobbies/ common areas floor wise	Completed	NA	100 %	NA
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	Completed	NA	100 %	NA
	(ii)	Sanitary fixtures	Completed	NA	100 %	NA
	(iii)	Modular kitchen	Completed	NA	100 %	NA
	(iv)	Electrical fittings/ lighting	Completed	NA	100 %	NA
	(v)	Gas piping (if any)	NA	NA	NA	NA
	(other than flat/units)					
	(vi)	Lifts installation	NA	Completed	NA	100 %
	(vii)	Overhead tanks	NA	Completed	NA	100 %
	(viii)	Underground water tank	NA	Done	NA	100 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	Completed	NA	100 %
	(x)	Electrical fittings in common areas	NA	Completed	NA	100 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	Done	Done	100 %	100 %
18.	Waterproofing of terraces		NA	Completed	NA	100 %
19.	Entrance lobby finishing		NA	Completed	NA	100 %
20.	Status of construction of compound wall		NA	Completed	NA	100 %

Note: (*) extend rows as per requirement.

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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			BELAPERLA (Earlier Known as Bella Vista), Tower BELANOVA		
A1	**Cumulative progress of the project/phase at the end of the quarter.** **March 2026**				
Sr. No.	**Project components**		**Work done value during the quarter** **Rs. in Lakh**	**Cumulative work done value till date** **Rs. in Lakh**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		7	5704	99.5 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		448	14436	99.5 %
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	227	1767	85 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	95	692	85 %
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	67	387	80 %
	3.4	HVAC Works	32	593	25%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	727	1536	85%
	4.2	External (plaster, painting, facade, etc.)	902	1805	90%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Completed		100 %	
2.	Laying of foundation					
	(i)	Raft	Completed		100 %	
	(ii)	Pile	Completed		100 %	
3.	Number of basement(s) 02 (Two).					
	(i)	Basement Level 1	Completed		100 %	
	(ii)	Basement Level 2	Completed		100 %	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G + 34			
6.	Total area on each floor (Sqft)		17922			
7.	Stilt floor/ ground floor		100 %			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower..... laid by end of quarter		35 (Inclusive Basement)			
9.	Status of construction					
	(i)	Walls on floors	35 / 35		98.5 %	
	(ii)	Staircase	37 / 37		98.5 %	
	(iii)	Lift wells along with water proofing	37 / 37		98.5 %	
	(iv)	Lift lobbies/ common areas floor wise	37 / 37		98.55 %	
10.	Fixing of door and window frames in flats/ units		37/ 37		85%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	WIP	WIP	60 %	85 %
	(ii)	Electrical works including wiring	WIP	NA	80 %	NA
	(iii)	Plumbing works	WIP	NA	80 %	NA
12.	Status of wall plastering					
	(i)	External plaster	NA	NA	NA	NA
	(ii)	Internal plaster	WIP	NA	85 %	NA
13.	Status of wall tiling					
	(i)	In bathroom	WIP	NA	80 %	NA
	(ii)	In kitchen	WIP	NA	80 %	NA
14.	Status of flooring					
	(i)	Common areas	WIP	NA	95 %	NA
	(ii)	Units/ flats	WIP	NA	80 %	NA

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	WIP	NA	70 %	NA
	(ii)	External walls	NA	WIP	NA	85 %
16.	Status of finishing					
	(i)	Staircase with railing	WIP	NA	98 %	NA
	(ii)	Lift wells	Completed	NA	100 %	NA
	(iii)	Lift lobbies/ common areas floor wise	WIP	NA	75 %	NA
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	WIP	NA	80 %	NA
	(ii)	Sanitary fixtures	WIP	NA	40 %	NA
	(iii)	Modular kitchen	WIP	NA	20 %	NA
	(iv)	Electrical fittings/ lighting	WIP	NA	20 %	NA
	(v)	Gas piping (if any)	NA	NA	NA	NA
	(other than flat/units)					
	(vi)	Lifts installation	NA	WIP	NA	95 %
	(vii)	Overhead tanks	NA	WIP	NA	95 %
	(viii)	Underground water tank	NA	Done	NA	100 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	WIP	NA	90 %
	(x)	Electrical fittings in common areas	NA	WIP	NA	85 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	Done	Done	100 %	100 %
18.	Waterproofing of terraces		NA	WIP	NA	20 %
19.	Entrance lobby finishing		NA	WIP	NA	75 %
20.	Status of construction of compound wall		NA	Completed	NA	100 %

Note: (*) extend rows 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	95 %	
2.	Parking	Yes	0 %	
	Covered no.	Yes	0 %	
	Open no.	Yes	0 %	
3.	Water supply	Yes	95 %	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	95 %	
5.	Storm water drains	Yes	95 %	
6.	Landscaping & tree plantation	Yes	95 %	
7.	Parks and playgrounds	Yes	95 %	
	Fixing of children play equipment's	Yes	50 %	
	Benches	Yes	50 %	
8.	Shopping area	Yes	0 %	
9.	Street lighting/ electrification	Yes	90 %	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	95 %	
11.	Solid waste management & disposal	Yes	0 %	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	95 %	
13.	Energy management (solar)	No	100 %	Solar Plant is installed at site of whole project
14.	Fire protection and fire safety requirements	Yes	95 %	
15.	Electrical meter room, sub-station, receiving station	Yes	95 %	
16.	Other (option to add more)	Yes	95 %	
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No		
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	Yes		
20.	Dispensary	Yes		
21.	Club	Yes		
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

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