M-9/36 B DLF City 2 Gurugram122002 Haryana India
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Architecture | Interiors| Landscape| Planning

Architect's Certificate			
Report for quarter ending			31.03.2026
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	Luminare Phase-3 (Tower-B)
	2	Location	Sector-59, Gurugram, Haryana
	3	Licensed area in acres	17.55 Acres
	4	Area for registration in acres	1.415 Acres
	5	HARERA registration no.	26 of 2022 Dated 15.03.2022
	6	Name of licensee	Base Exports Pvt. Ltd., BTVS Buildwell Pvt. Ltd., Adson Software, Ornamental Realtors Pvt. Ltd. Aspirant Builders Pvt. Ltd.
	7	Name of collaborator	Base Exports Pvt. Ltd.
	8	Name of developer	Mahindra Homes Pvt. Ltd. And Ireo Pvt. Ltd.
2	**Details related to inspection are as under**		
	1	Date of certifying of percentage of construction work/ site inspection	06.04.2026
	2	Name of Architect/ Architect's firm	Ar. Anoop Kumar Taank
	3	Date of site inspection	31.03.2026
3	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr.No	**Consultants**	**Name**
	1	Site engineer	
	2	Structural consultant	M/S Vintech
	3	Proof consultant	M/S Manish Consultants
	4	MEP consultant	M/S Enersave
	5	Site supervisor/in charge	M/S IMCM
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-	06.04.2026
Place-	Gurugram
Council of architects (CoA) registration no	
Council of architects (CoA) registration valid till (date) 31.12.2031	
CA/2018/96240	

Your Faithfully

ANOOP KUMAR TAANK Architect CA/2018/96240

Architect Seal and Signature

Table – A					
Building/ Tower no.			**Tower-B**		
A1	**Cumulative progress of the project/phase at the end of the Period**				
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	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		-	2,190	100%
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	7547	100%
3	**MEP**				
	3.1	Mechanical (lifts, ventilation,etc.)	345	1801	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	211	1302	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	230	1465	100%
4	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1257	3824	96%
	4.2	External (plaster, painting, facade, etc.)	470	1348	99%
		Total	2514	19478	99%
Sr.No.	Tasks/ Activity			Description of work done	Percentage of total proposed work
	Sub-Structure Status				
1	Excavation			Completed	100%
2	Laying of foundation			Completed	100%
	i	Raft		Completed	100%
	ii	Pile		NA	NA
3	Number of basement(s)			Completed	
	i	Basement Level 1 (GF-Podium)		Completed	100%
	ii	Basement level 2* (Upper Basement)*		Completed	100%
4	Waterproofing of the above sub-structure (wherever applicable)			Completed	100%
	Super-Structure Status				100.00%
5	Total floors in the tower/ building			Ground+36	
6	Total area on each floor			1052.09 Sqm	Total Building Area – 27794.632 Sqm
7	Stilt floor/ ground floor			485.846	
8	Status of laying of slabs floor wise (Cumulative number of slabs in the building/ tower Ground + 36th Completed)			36th Floor completed	100%
9	Status of construction				
	i	Walls on floors		Completed	100.00%
	ii	Staircase		Completed	100.00%
	iii	Lift wells along with water proofing		Completed	100.00%
	iv	Lift lobbies/ common areas floor wise		Completed	100.00%
10.	Fixing of door and window frames in flats/ units			Completed	100.00%
11	Status of MEP			Internal (within flat) and External works	Internal (within flat) and External works
	i	Mechanical works		Completed	100.00%
	ii	Electrical works including wiring		Completed	100.00%

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	iii	Plumbing works	Completed	100.00%
12	Status of wall plastering			
	i	Internal plaster	Completed	100.00%
	ii	External plaster	Completed	100.00%
13	Status of wall tiling			
	i	In bathroom	Completed	100.00%
	ii	In kitchen	Completed	100.00%
14	Status of flooring			
	i	Common areas	Completed	100.00%
	ii	Units/ flats	Completed	100.00%
15	Status of white washing			
	i	Internal walls	Completed	100.00%
	ii	External walls	Under Progress	90.00%
16	Status of finishing			
	i	Staircase with railing	Completed	100%
	ii	Lift wells	Completed	100%
	iii	Lift lobbies/ common areas floor wise	Completed	100%
17	Status of installation			
	(within flat/unit)			
	i	Doors and windows panels	Completed	100%
	ii	Sanitary fixtures	Completed	100%
	iii	Modular kitchen	Completed	100%
	iv	Electrical fittings/ lighting	Completed	100%
	v	Gas piping (if any)	NA	NA
	(other than flat/units)			
	vi	Lifts installation	Completed	100%
	vii	Overhead tanks	Completed	100%
	viii	Underground water tank	Completed	100%
	ix	Firefighting fitting and equipment's as per CFO NOC	Completed	100%
	x	Electrical fittings in common areas	Completed	100%
	xi	Compliance to conditions of environment/ CRZ NOC	Completed	100%
18	Waterproofing of terraces		Work in progress	95%
19	Entrance lobby finishing		Work in progress	98%
20	Status of construction of compound wall		Completed	100%



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%	Completed
2.	Water supply	Yes	100%	Completed
3.	Under Ground Tank	Yes	100%	Completed
4.	Sewerage	Yes	100%	Completed
5.	STP	Yes	100%	Completed
6.	Electrical	Yes	100%	Completed
7	Street Light	Yes	100%	Completed
8.	Renewal Energy System	Yes	100%	Completed
9.	Electrical Sub Station	Yes	100%	Completed
10.	Storm Water	Yes	100%	Completed
11.	Rain Water Harvesting	Yes	100%	Completed
12.	Green Belt	Yes	100%	Completed
13.	Security & Fire Fighting Services	Yes	100%	Completed
14.	Parking	Yes	100%	Completed
B-2	**Community building to be transferred to RWA**			
15.	Community centre/Club	NA	NA	
18.	Others	NA	NA	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Nursery School	NA	NA	
21.	Dispensary	NA	NA	
22.	Club	NA	NA	
23.	Others	NA	NA	
B-4	**Services/ facilities to be transferred to competent authority**	NA	NA	
Total % of work Completed till				**99%**

