Architect's Certificate[1]

Report for quarter ending	**31st DEC 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	Tranquil Heights (Phase-I)
2.	Location	Sector-82A, Village - Shikohpur, Tehsil - Manesar, District - Gurugram
3.	Licensed area in acres	11.218 Acres
4.	Area for registration in acres	22646.293 Sq. Mtrs.
5.	HARERA registration no.	359 of 2017 Dated 17.11.2017
6.	Name of licensee	1. M/s Mendell Developers Pvt. Ltd. 2. M/s Sahar Land & Housing Pvt. Ltd. 3. M/s Stanway Developers Pvt. Ltd. (Now Known as M/s Vatika One India Next Pvt. Ltd.)
7.	Name of collaborator	1. M/s Mendell Developers Pvt. Ltd. 2. M/s Sahar Land & Housing Pvt. Ltd. 3. M/s Stanway Developers Pvt. Ltd. (Now Known as M/s Vatika One India Next 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	31-12-2025
2.	Name of Architect/ Architect's firm	Rangan Mukherjee
3.	Date of site inspection	30-12-2025

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	-
	2.	Structural consultant	Planning & Design Bureau
	3.	Proof consultant	-
	4.	MEP consultant	HVAC- Abid hussain Consultant Electrical- Kanwar Krishen Associates Private Limited PHE- Saviram Engg. Consul. Pvt ltd
	5.	Site supervisor/incharge	-
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: 31-12-2025

Yours faithfully,

Rangan Mukherjee
CA/2003/31471

RANGAN MUKHERJEE

Place: Gurugram

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

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

For Vatika Limited

Authorised Signatory

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	3475.63	75.00%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0.00	0.00	0.00%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.00	0.00	0.00%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	0.00	81.78	22.00%
	3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	0.00	0.00	0.00%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	0.00	0.00%
	4.2	External (piping, pumps and pump room, fixtures.)	0.00	0.00	0.00%

Rangan Mukherjee
CA/2003/31471

For Vatika Limited

Authorised Signatory

Annexure A

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		bulk excavation	90%
2.	Laying of foundation			
	(i)	Raft	RCC	82%
	(ii)	Pile	NA	NA
3.	Number of basement(s) 3			
	(i)	Basement Level 1	RCC Work	68%
		Basement level 2*	RCC Work	77.0%
	(ii)	Basement level 3*	-	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the tower/ building		Total Floors	49 Nos.
6.	Total area on each floor		Total Area(Sq mt)	22646.293
7.	Stilt floor/ ground floor		RCC	
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower laid by end of quarter		RCC Work	17
9.	Status of construction			
	(i)	block Work	Block work	19.00%
	(ii)	RCC Work, Plaster	Structure with Plaster	13%
	(iii)	Lift wells along with water proofing	-	18.00%
	(iv)	Lift lobbies/ common areas floor wise	Structure with Plaster	18.00%

For Vatika Limited

Rangan Mukherjee
CA/2003/31471

Authorised Signatory

10.	Fixing of door and window frames in flats/ units			0%
11.	Status of MEP		Internal (within flat)	Internal (within flat)
	(i)	Mechanical works	-	0.00%
	(ii)	Electrical works including wiring	Slab and Wall Conduiting	22.00%
	(iii)	Plumbing works	-	0.00%
12.	Status of wall plastering			
	(i)	External plaster	Cement Plaster	0.00%
	(ii)	Internal plaster	Gyp Plaster	0.00%
13.	Status of wall tiling			
	(i)	In bathroom	-	0.00%
	(ii)	In kitchen	-	0.00%
14.	Status of flooring			
	(i)	Common areas	-	0.00%
	(ii)	Units/ flats	-	0.00%
15.	Status of white washing			
	(i)	Internal walls	NA	NA
	(ii)	External walls	NA	NA
16.	Status of finishing			
	(i)	Staircase with railing	-	0.00%
	(ii)	Lift wells	-	15%
	(iii)	Lift lobbies/ common areas floor wise	-	0.00%

Rangan Mukherjee
CA/2003/31471

For Vatika Limited

Authorised Signatory

17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	-	0.00%
	(ii)	Sanitary fixtures	-	0.00%
	(iii)	Modular kitchen	-	0.00%
	(iv)	Electrical fittings/ lighting	-	0.00%
	(v)	Gas piping (if any)	NA	0.00%
	(other than flat/units)			
	(vi)	Lifts installation	-	0.00%
	(vii)	Overhead tanks	RCC	0.00%
	(viii)	Underground water tank		36%
	(ix)	Fire fighting fitting and equipments as per CFO NOC	-	0.00%
	(x)	Electrical fittings in common areas	-	0.00%
	(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		-	0.00%
19.	Entrance lobby finishing		-	0.00%
20.	Status of construction of compound wall		RCC & Brick	0.00%

Note: (*) extend as per requirement

Rangan Mukherjee
CA/2003/31471

For Vatika Limited

Authorised Signatory

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	0.0%	-
2.	Parking	Yes		-
	Covered no **255**	Yes		-
	Open no **16**	Yes	0.0%	-
3.	Water supply	Yes	0.0%	-
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0.0%	-
5.	Storm water drains	Yes	0.0%	-
6.	Landscaping & tree plantation	Yes	0.0%	-
7.	Parks and playgrounds	Yes		-
	Fixing of children play equipment	Yes		-
	Benches	Yes	0%	-
8.	Shopping area	Yes	0.0%	-
9.	Street lighting/ electrification	Yes	0.0%	-
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0.0%	-
11.	Solid waste management & disposal	Yes	0.0%	-
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	0.0%	-
13.	Energy management (solar)	Yes	0.0%	-
14.	Fire protection and fire safety requirements	Yes	0.0%	-
15.	Electrical meter room, sub-station, receiving station	Yes	0.0%	-
16.	Other (option to add more)	NA	NA	NA

Rangan Mukherjee
CA/2003/31471

For Vatika Limited

Authorised Signatory

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

Note: (*) extend as per requirement

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471