Annexure A

Architect's Certificate

Report for quarter ending	**31st DECEMBER 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	Town Square-2
2.	Location	Village- Shikohpur, Tehsil- Manesar, Sector-82, Gurugram
3.	Licensed area in acres	326.032 Acres
4.	Area for registration in acres	1.60 Acres
5.	HARERA registration no.	40 of 2021 Dated 10.08.2021
6.	Name of licensee	113 of 2008- M/s Buzz Technologies Pvt. Ltd and 16 others 71 of 2021- Blossom Properties Pvt. Ltd. And 28 others 62 of 2011- Stanway Developers Pvt. Ltd. Cadila Developers Pvt. Ltd. And others
7.	Name of collaborator	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

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Umesh Kumar
	2.	Structural consultant	Planning & Design Bureau
	3.	Proof consultant	
	4.	MEP consultant	**Plumbing & Fire Fighting-** Saviram Engineering Consultants Pvt. Ltd. **HVAC**- Abid Hussain **Electrical-** NA
	5.	Site supervisor/incharge	Arup Kumar Das
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

Place: Gurugram

RANGAN MUKHERJEE

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

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

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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)					
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.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		139.62	900.00	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		212.79	1371.66	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	124.17	800.40	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	60.67	391.06	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	19.69	126.94	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	51.83	779.44	92.33%
	4.2	External (Plaster, painting, facade, etc.)	17.52	230.49	93.15%

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Bulk excavation	100%
2.	Laying of foundation			
	(i)	Raft	RCC	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s) 3			
	(i)	Basement Level 1	RCC Work	100%
	(ii)	Basement level 2*	RCC Work	100%
	(iii)	Basement level 3*	RCC Work	100%
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the tower/ building		Floors	11 Nos
6.	Total area on each floor		FAR Area in sqm	11887.634
7.	Stilt floor/ ground floor		RCC work	100%
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower laid by end of quarter		RCC work	100%
9.	Status of construction			
	(i)	Walls on floors	block Work	100%
	(ii)	Staircase	RCC Work, Plaster	100%
	(iii)	Lift wells along with water proofing	RCC Work	100%
	(iv)	Lift lobbies/ common areas floor wise	RCC work	100%
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	-	100%

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	(ii)	Electrical works including wiring	-	100%
	(iii)	Plumbing works	-	100%
12.	Status of wall plastering			
	(i)	External plaster	-	100%
	(ii)	Internal plaster	-	100%
13.	Status of wall tiling			
	(i)	In bathroom	-	100%
	(ii)	In kitchen	-	NA
14.	Status of flooring			
	(i)	Common areas	-	100%
	(ii)	Units/ flats	-	100%
15.	Status of white washing			
	(i)	Internal walls	-	100%
	(ii)	External walls	-	100%
16.	Status of finishing			
	(i)	Staircase with railing	-	100%
	(ii)	Lift wells	-	100%
	(iii)	Lift lobbies/ common areas floor wise	-	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	-	100%
	(ii)	Sanitary fixtures	-	100%
	(iii)	Modular kitchen	-	NA
	(iv)	Electrical fittings/ lighting	-	100%
	(v)	Gas piping (if any)	-	NA
	(other than flat/units)			
	(vi)	Lifts installation	-	100%

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	(vii)	Overhead tanks	-	100%
	(viii)	Underground water tank	-	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	-	100%
	(x)	Electrical fittings in common areas	-	100%
	(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		-	100%
19.	Entrance lobby finishing		-	100%
20.	Status of construction of compound wall		-	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	100%	
2.	Parking			
	Covered no 216	Yes	100%	
	Open no 34	Yes	100%	
3.	Water supply	Yes	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	
5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	Yes	100%	
7.	Parks and playgrounds	No	NA	NA
	Fixing of children play equipment's	No	NA	NA
	Benches			
8.	Shopping area	No	NA	NA
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Solid waste management & disposal	Yes	100%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	No	NA	NA
14.	Fire protection and fire safety requirements	Yes	100%	
15.	Electrical meter room, sub-station, receiving station	Yes	100%	
16.	Other (option to add more)	No	NA	NA
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	NA	NA
18.	others	No	NA	NA
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	NA
20.	Dispensary	No	NA	NA

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21.	Club	No	NA	NA
22.	Others	No	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	No	NA	NA

Note: (*) extend as per requirement

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