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Architecture | Interiors | Landscape | Planning

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	**Baani Center Point**
	2.	Location	Sector M1-D Manesar, Gurugram
	3.	Licensed area in acres	2.681 Acre
	4.	Area for registration in acres	2.681 Acre
	5.	HARERA registration no.	187 of 2017 Dated 14.09.2017
	6.	Name of licensee	M/s Paradise Systems Pvt. Ltd
	7.	Name of collaborator	M/s Green Heights Projects Pvt. Ltd
	8.	Name of developer	M/s Green Heights Projects Pvt. Ltd
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	18.06.2026
	2.	Name of Architect/ Architect's firm	Ar. Anoop Kumar Taank
	3.	Date of site inspection	08.04.2026

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3.	**Following technical professionals are appointed by promoter (M/s. Green Heights Projects Pvt. Ltd)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Rajesh Saklani
	2.	Structural consultant	Global Design Engineers
	3.	Proof consultant	---
	4.	MEP consultant	Gupta Consultants & Associates
	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,

ANUP KUMAR TAANK Architect CA/2018/96240

(Ar. Anoop Kumar Taank)

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

Date : 18.06.2026
Place: New Delhi

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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Baani Center Point**		
A1	**Cumulative progress of the project/phase at the end of the quarter**				
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.)		-	1936.94	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		40.94	3415.13	95%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	716.94	76%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	654.51	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	351.57	91%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	652.84	97%
	4.2	External (plaster, painting, facade, etc.)	-	505.26	78.%
Total			40.94	8233.19	93.27%

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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			NA	
3.	Number of basement(s) . 03 NO.					
	(i)	Basement Level 1	Completed		100%	
	(ii)	Basement level 2*	Completed		100%	
	(iii)	Basement level 3*	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		3BASEMENTS +6FLOORS			
6.	Total area on each floor		-			
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower . . . . . laid by end of quarter		Completed		100%	
9.	Status of construction					
	(i)	Walls on floors	Under Progress		95%	
	(ii)	Staircase	Completed		100%	
	(iii)	Lift wells along with water proofing	Completed		100%	
	(iv)	Lift lobbies/ common areas floor wise	Under Progress		90%	
10.	Fixing of door and window frames in units				85%	
11.	Status of MEP		Internal (within Unit)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Completed	Only Central AC Unit Installation Pending	76%	70%
	(ii)	Electrical works including wiring	Completed	Nil	100%	100%
	(iii)	Plumbing works	Under Progress		91%	NA
12.	Status of wall plastering					
	(i)	External plaster	Nil	Completed	Nil	100%
	(ii)	Internal plaster	Internal plaster	Nil	97%	Nil
13.	Status of wall tiling					
	(i)	In bathroom	Completed	Nil	100%	Nil

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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)	flats	NA	NA	NA	NA
15.	Status of white washing					
	(i)	Internal walls	Completed	NA	100%	NA
	(ii)	External walls	NA	Paint	NA	100%
16.	Status of finishing					
	(i)	Staircase with railing	Railing	NA	100%	NA
	(ii)	Lift wells	Completed	NA	100%	NA
	(iii)	Lift lobbies/ common areas floor wise	Under Progress	NA	85%	NA
17.	Status of installation					
	(within unit)					
	(i)	Doors and windows panels	Door/window	NA	100%	NA
	(ii)	Sanitary fixtures	In common wash room Pending	NA	25%	NA
	(iii)	Modular kitchen	NA	NA	NA	NA
	(iv)	Electrical fittings/ lighting	DB and cabling work	NA	90%	NA
	(v)	Gas piping (if any)	NA	NA	NA	NA
	(other than flat/units)					
	(vi)	Lifts installation	Completed	NA	100%	NA
	(vii)	Overhead tanks	Completed	NA	100%	NA
	(viii)	Underground water tank	Completed	NA	NA	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Completed	External hydrant	100%	100%
	(x)	Electrical fittings in common areas	Completed	-	100%	-
	(xi)	Compliance to conditions of environment/ CRZ NOC	Completed	-	100%	-
18.	Waterproofing of terraces		Completed	-	100%	-
19.	Entrance lobby finishing		Completed	-	100%	-
20.	Status of construction of compound wall		Completed	-	100%	-

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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	99%	
2.	Parking	Yes	100%	
3.	Water supply	Yes	80%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	95%	
5.	Storm water drains	Yes	94%	
6.	Landscaping & tree plantation	Yes	95%	
7.	Parks and playgrounds	No	N/A	
	Fixing of children play equipment's	No	N/A	
	Benches	No	N/A	
8.	Shopping area	No	N/A	
9.	Street lighting/ electrification	Yes	15%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	50%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	85%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	96%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)	N/A	N/A	
B-2	**Community building to be transferred to RWA**			
17.	Community centre		N/A	
18.	Others		N/A	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools		N/A	
20.	Dispensary		N/A	
21.	Club		N/A	
22.	Others		N/A	
B-4	**Services/ facilities to be transferred to competent authority**		N/A	
23.	*			
Total % of Completion of Internal and External Development Work				52.73%
Total % of Completion of Project				93.27%

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