Architect's Certificate	
Report for quarter ending	**30th June 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	Tulip Yellow
2.	Location	Sector 69
3.	Licensed area in acres	7.4583 Acres
4.	Area for registration in acres	7.4583 Acres
5.	HARERA registration no.	70 of 2019 dated 14.11.2019
6.	Name of licensee	Sh. Mukul yadav S/o Sh. Tek Ram, Sh. Laksh Yadav S/o Sh. Mukul Yadav, Sh. Ram Niwas S/o Sh. Roshan Lal, Sh. Tek Ram S/o Sh. Kundan Lal, Sh. Lalit Kumar S/o Sh. Dayananad, Sh. Deepak S/o Sh. Dayanand, Sh. Dayanand S/o Sh. Roshan Lal in collaboration with Tulip Infratech Pvt. Ltd.
7.	Name of collaborator	Sh. Mukul yadav S/o Sh. Tek Ram, Sh. Laksh Yadav S/o Sh. Mukul Yadav, Sh. Ram Niwas S/o Sh. Roshan Lal, Sh. Tek Ram S/o Sh. Kundan Lal, Sh. Lalit Kumar S/o Sh. Dayananad, Sh. Deepak S/o Sh. Dayanand, Sh. Dayanand S/o Sh. Roshan Lal in collaboration with Tulip

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			Infratech Pvt. Ltd.
	8.	Name of developer	Tulip Infratech Pvt. Ltd.
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	08.07.2026
	2.	Name of Architect/ Architect's firm	Mr. Apoorv Singh
	3.	Date of site inspection	08.07.2026
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Qamar Zaidi
	2.	Structural consultant	Mr. Ajay Sahni
	3.	Proof consultant	Dr.Abhay Gupta
	4.	MEP consultant	Mr. Anand Havelia
	5.	Site supervisor/incharge	Mr. Qamar Zaidi
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 : 08.07.2026

Place : Gurugram

Yours faithfully,

APOORV SINGH
CA/2008/42704

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

Council of architects (CoA) registration no. : CA/2008/42704

Council of architects (CoA) registration valid till (date) : 31.12.2029

Construction is complete with respect to Tower A-1 -A4, EWS Building, Community Building, Conv Block 2 and Occupation certificate is granted by the Department of Town and Country Planning, Haryana.
Construction of Tower A5& A6 is complete and Occupation certificate is granted by the Department of Town and Country Planning, Haryana dated 13.02.2026. (Copy enclosed with report) and also Developer has applied for Completion Certificate.
Completion Certificate from the Department of Town and Country planning, Haryana is granted to the Developer vide memo no: 19451 dated 03.06.2026. (Copy Enclosed)

APOORV SINGH
CA/2008/42704

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh. Tele-Fax: 0172-2548475,
Tel: 0172-2549851, E-mail:tcpharyana7@gmail.com Web Site: www.tcpharyana.gov.in

Regd.

To

Sh. Mukul Yadav S/o Sh. Tek Ram,
Sh. Laksh Yadav S/o Sh. Mukul Yadav,
Sh. Ram Niwas S/o Sh. Roshal Lal,
Sh. Tek Ram S/o Sh. Kundan Lal,
Sh. Lalit Kumar-Deepak Ss/o Sh. Dayanand,
Sh. Dayanand S/o Sh. Roshan Lal,
in collaboration with Tulip Infratech Pvt. Ltd.,
1204, Indraparkash Building, 21, Barakhamba Road,
New Delhi-110001.

Memo No.LC-3940/JE (RK)/2026/ 1945 Dated: 03-06-26

Subject: **Request for grant of Completion Certificate for an area measuring 7.66875 acres in respect of license no. 16 of 2019 dated 09.02.2019 granted for setting up of Group Housing Colony under TOD zone with 250 FAR in the in the revenue estate of village Badshahpur, Sector 69, Gurugram.**

Reference: Your applications dated 24.02.2026 & 20.03.2026 on the subject cited matter.

Refer to your application received on 24.02.2026 & 20.03.2026 to grant of Completion Certificate for an area measuring 7.66875 acres in respect of license no. 16 of 2019 dated 09.02.2019 granted for setting up of Group Housing Colony under TOD zone with 250 FAR in the in the revenue estate of village Badshahpur, Sector 69, Gurugram.

2. Chief Administrator, HSVP, Panchkula vide his memo no. C.A/HSVP/CE-I /SE(HQ)/EE(M)/SDE(G)/2026/107183 dated 10.04.2026 informed that the services in respect of license no. 16 of 2019 dated 09.02.2019 granted for setting up of Group Housing Colony under TOD zone with 250 FAR over an area measuring 7.66875 acres in the revenue estate of village Badshahpur, Sector 69, Gurugram have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide this memo no. 1344 dated 25.03.2026 & District Town Planner, Gurugram vide endst. no. 2343 dated 24.03.2026 confirmed about laying of the colony as per approved building plans.

Superintending Engineer/Planning, DHBVN vide memo no. Ch-10/SE/OP-II/B/Pur/EP-45 dated 09.04.2026 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of these reports, it is hereby certified that the required development works in the said Group Housing Colony under TOD zone with 250 FAR over an area measuring 7.66875 acres as indicated on the enclosed building plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:

Director
Town & Country Planning
Haryana, Chandigarh

a. The services will be laid by you upto alignment of proposed external services of the town and connection with the HSVP system will be done with the prior approval of

the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Gurugram.

b. That you shall be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.

c. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.

d. That Solar Water Heating System be installed at appropriate place as per instructions/norms of HAREDA.

e. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.

f. That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.

g. That the NSL formation level of roads have been verified and are correct. The colonizer shall be responsible in case of any mistake in levels etc.

h. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period of 5 years from the date of issuance of this completion certificate unless earlier relieved of this responsibility and thereupon transfer all such roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.

i. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.

j. That you shall use CLF/LED fittings for street lighting in the licenced colony.

k. That you shall comply with the conditions of Service Plan/Estimates forwarded by CE Administrator, HSVP, Panchkula vide memo no. 110322 dated 25.06.2019 and this office memo no. 19300 dated 09.08.2019.

l. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

m. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

n. That you shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.

o. That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.

p. That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.

q. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

r. The Bank guarantee equivalent to 1/5th amount of the BG deposited on account of IDW having validity of minimum 05 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976.

s. That you shall comply with the term & conditions of the occupation certificate granted vide this office memo dated 19.02.2015 & 21.10.2015.

t. That you shall coordinate with the Department of Housing for All, Haryana regarding handing over the possession of EWS flats and shall hand over the same within period of 90 days from issuance of this memo.

Note: It may also be made clear to the colonizer that he shall also comply with the orders passed by NGT:

i) The directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application no. 21 of 2014 in the matter of VardhmanKaushik V/S Union of India and Ors. Shall be implemented by colonizer.

ii) Implementation of instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA no. 21 of 2014 and OA no. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India & Ors, shall be complied with by the colonizer.

iii) NGT orders in application no. 45 of 2015 & M.A. No. 126 of 15 titled as Haryana Welfare Association V/S State of Haryana Gurugram.

iv) Ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

v) Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh vs Union of India &Ors. has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instruction/prevailing law.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above

(Amit Khatri, IAS)
Director, Town and Country Planning
Haryana, Chandigarh.

Endst. No. LC-3940/JE (RK)/2026/ Dated:

A copy is forwarded to the following for information:

1. Director General, Department of Housing for All, Haryana, C-15, Awas Bhawan, Sector-6, Panchkula with a request to take over the possession of the EWS flats as requested by the developer company.
2. Chief Administrator, HSVP, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner (P), Gurugram.
5. Chief Account Officer of this Directorate.
6. Project Manager (IT) for updation on the departmental website.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh