VASTUKRITI
ARCHITECTURE · INTERIORS · MANAGEMENT

B-4/25, 2nd Floor, Safdarjung Enclave, New Delhi – 110 029
Telefax: 2610 1242
Email: vastukriti@vastukriti.com

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	Picasso Centre
	2.	Location	Sector-61, Golf Course Extn. Road, Gurugram
	3.	Licensed area in acres	2.362 Acres
	4.	Area for registration in acres	2.362 Acres
	5.	HARERA registration no.	RC/REP/HARERA/GGM/2018/14
	6.	Name of licensee	M/s Era Resorts Pvt. Ltd.
	7.	Name of collaborator	N/a
	8.	Name of developer	M/s Era Resorts Pvt. Ltd.
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	Mr. Rohit Jain / Vastukriti
	3.	Date of site inspection	31.12.2025
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		

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	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Mohit Kanwar
	2.	Structural consultant	Mr. Balvinder Singh Virdi
	3.	Proof consultant	Mr. Sanjeev Jain
	4.	MEP consultant	Mr. Anil Puri
	5.	Site supervisor/incharge	Mr. Asif Ahmad
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

Place : Delhi

Yours faithfully,

ROHIT JAIN
Regn. No. CA/88/11424

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

Council of architects (CoA) registration no. : CA/88/11424

Council of architects (CoA) registration valid till (date) : 31.12.2030

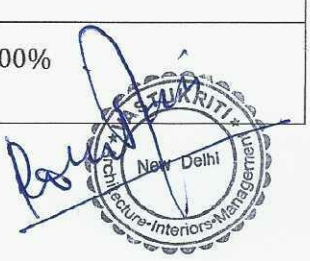
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Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Only 1 Tower in 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 (Lakh)**	**Cumulative work done value till date (Lakh)**	**Percentage of work done to the total proposed work (Revised % of work due to TOD)**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		0.00	780.54	100.00%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0.00	3319.74	100.00%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	0.00	969.64	100.00%
	3.2	Electrical (Conducting, wiring, fixtures	0.00	604.46	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	409.73	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	2.00	200.60	100%
	4.2	External (Plaster, painting, facade, etc.)	0.00	629.35	100%



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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Done		100%	
2.	Laying of foundation					
	(i)	Raft	N/a			
	(ii)	Isolated Footing	Done		100%	
3.	Number of basement(s) … 2…..					
	(i)	Basement Level 1	Done		100%	
	(ii)	Basement level 2*	Done		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Done		100%	
	Super-Structure Status				(% Revised due to TOD)	
5.	Total floors in the tower/ building		Done		100%	
6.	Total area on each floor		Done		100%	
7.	Stilt floor/ ground floor		Done		100%	
8.	Status of laying of slabs floor wise		Done		100%	
	Cumulative number of slabs in the building/ tower laid by end of quarter		Done		100%	
9.	Status of construction					
	(i)	Walls on floors	Done		100%	
	(ii)	Staircase	Done		100%	
	(iii)	Lift wells along with water proofing	Done		100%	
	(iv)	Lift lobbies/ common areas floor wise	Done		100%	
10.	Fixing of door and window frames in flats/ units		N/a			
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Done		100%	
	(ii)	Electrical works including wiring	Done		100%	
	(iii)	Plumbing works	Done		100%	
12.	Status of wall plastering					
	(i)	External plaster& Façade	Done		100%	
	(ii)	Internal plaster	Done		100%	

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13.	Status of wall tiling			
	(i)	In bathroom	N/a	N/a
	(ii)	In kitchen	N/a	N/a
14.	Status of flooring			
	(i)	Common areas	Done	100%
	(ii)	Units/ flats	Not committed	
15.	Status of white washing			
	(i)	Internal walls	Not committed	
	(ii)	External walls	Done	100%
16.	Status of finishing			
	(i)	Staircase with railing	Done	100%
	(ii)	Lift wells	Done	100%
	(iii)	Lift lobbies/ common areas floor wise	Done	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	N/a	N/a
	(ii)	Sanitary fixtures	N/a	N/a
	(iii)	Modular kitchen	N/a	N/a
	(iv)	Electrical fittings/ lighting	N/a	N/a
	(v)	Gas piping (if any)	N/a	N/a
	(other than flat/units)			
	(vi)	Lifts installation	Done	100%
	(vii)	Overhead tanks	Done	100%
	(viii)	Underground water tank	Done	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Done	100%
	(x)	Electrical fittings in common areas	Done	100%
	(xi)	Compliance to conditions of environment/ CRZ NOC	N/a	N/a
18.	Waterproofing of terraces		Done	100%
19.	Entrance lobby finishing		Almost Done	100%
20.	Status of construction of compound wall		Done	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. . . . . 200.	Yes	100%	
	Open no. . . . . 32.	Yes		
3.	Water supply	Yes	Done	
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	-	
	Fixing of children play equipment's	No	-	
	Benches	No	-	
8.	Shopping area			
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)	N/a		
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)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	N/a	N/a	N/a
18.	Others	N/a	N/a	N/a
B-3	**Community buildings not to be transferred to RWA/competent authority**	N/a	N/a	N/a
19.	Schools	N/a	N/a	N/a
20.	Dispensary	N/a	N/a	N/a
21.	Club	N/a	N/a	N/a
22.	Others	N/a	N/a	N/a
B-4	**Services/ facilities to be transferred to competent authority**			

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