M-9/36 B DLF City 2 Gurugram122002 Haryana India
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Architecture | Interiors | Landscape | Planning

Architect's Certificate

Report for quarter ending			**30.06.2026**
Subject	Certificate of progress of construction work		
1	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.		
	SNo.	**Particulars**	**Information**
	1	Project/phase of the project	Ascott Commercial Colony Managed Service Apartment
	2	Location	Sector-59, Gurugram
	3	Licensed area in acres	3.937 Acres
	4	Area for registration in acres	2.236 Acres
	5	HARERA registration no.	102 of 2017 Dated 24.08.2017
	6	Name of licensee	Hardcore realtors Pvt. Ltd., Base Exports Pvt. Ltd., Adson Software Pvt. Ltd., Omamental Realtors Pvt. Ltd., Golden View Builders Pvt. Ltd., Commander Realtors Pvt. Ltd. C/O SU Estates Pvt. Ltd.
	7	Name of collaborator	Ireo SU Estate and Ireo Pvt. Ltd.
	8	Name of developer	Ireo Pvt. Ltd.
2	**Details related to inspection are as under**		
	1	Date of certifying of percentage of construction work/ site inspection	**10.07.2026**
	2	Name of Architect/ Architect's firm	**Ar. Anoop kumar Taank**
	3	Date of site inspection	**30.06.2026**
3	Following technical professionals are appointed by promoter: - (as applicable)		
	SNo.	**Consultants**	**Name**
	1	Site engineer	Mr. Surender Kumar
	2	Structural consultant	Ahuja Consultants Pvt. Ltd.
	3	Proof consultant	Mr. Rajiv Pipriya
	4	MEP consultant	Kanwar Krishan Associates Pvt. Ltd.
	5	Quantity surveyor	Mr. Surender Kumar
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: 10.07.2026	Yours faithfully,
Place: Gurugram	
	Ar. Anoop kumar Taank
Council of Architects (CoA) registration No.. :	CA/2018/96240
Council of architects (CoA) registration valid till (date) :	31.12.2031

Table – A					
Building/ Tower no.			Commercial Single Tower (Managed Service Apartment)		
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**		-	707.61	100%
	(inclusive of excavation, foundation, basements, water proofing, etc.)				
2	**Super structure**			3,580.00	93%
	(slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)		2819.77	90%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)		703.68	90%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)		348.06	90%
4	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)		1714.51	40%
	4.2	External (plaster, painting, facade, etc.)	-	879.95	85%
Total				10621.59	75.80%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1	Excavation		Completed	100%
2	Laying of foundation		Completed	100%
	i	Raft	Completed	100%
	ii	Pile	NA	NA
3	Number of basement(s)			
	i	Basement Level 1	Completed	100%
	ii	Basement level 2	Completed	100%
	iii	Basement level 3	Completed	100%
	iv	Basement level 4	Completed	100%
4	Waterproofing of the above sub-structure (wherever applicable)		Completed	100%
	Super-Structure Status		under progress	93%
5	Total floors in the tower/ building		under progress	
6	Total area on each floor			
	1st		2323.734	in Sq Mtr
	2nd		1130.879	in Sq Mtr
	3rd		1101.575	in Sq Mtr
	4th		1048.189	in Sq Mtr
	5th		1101.575	in Sq Mtr
	6th		1101.575	in Sq Mtr

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	7th		1101.575	in Sq Mtr
	8th		1048.189	in Sq Mtr
	9th		1101.575	in Sq Mtr
	10th		1101.575	in Sq Mtr
	11th		1101.575	in Sq Mtr
	12th		1048.189	in Sq Mtr
	13th		1101.575	in Sq Mtr
	14th		1101.575	in Sq Mtr
	15th		1101.575	in Sq Mtr
	16th		548.45	in Sq Mtr
7	Stilt floor/ ground floor		5004.049	in Sq Mtr
8	Status of laying of slabs floor wise (Cumulative number of slabs in the building/ tower 16 Floor		Completed	100%
9	Status of construction		Completed	100%
	i	Walls on floors	Completed	100%
	ii	Staircase	Completed	100%
	iii	Lift wells along with water proofing	Completed	100%
	iv	Lift lobbies/ common areas floor wise	Completed	100%
10.	Fixing of door and window frames in units		under progress	80%
11	Status of MEP		under progress	Internal (within Unit) and External works
	i	Mechanical works	under progress	90%
	ii	Electrical works including wiring	under progress	90%
	iii	Plumbing works	under progress	90%
12	Status of wall plastering			
	i	Internal plaster	under progress	90%
	ii	External plaster/Glass Work	under progress	90%
13	Status of wall tiling			
	i	In bathroom	under progress	90%
	ii	In kitchen	NA	
14	Status of flooring			
	i	Common areas	under progress	90%
	ii	Units	under progress	10.00%
15	Status of white washing			
	i	Internal walls	Completed	100%
	ii	External walls	Completed	100%
16	Status of finishing			
	i	Staircase with railing	Completed	100%
	ii	Lift wells	Completed	100%
	iii	Lift lobbies/ common areas floor wise	Completed	100%
17	Status of installation		under progress	72%
	(within unit)			
	i	Doors and windows panels	under progress	90%
	ii	Sanitary fixtures	under progress	10%
	iii	Modular kitchen	NA	NA
	iv	Electrical fittings/ lighting	under progress	90%
	v	Gas piping (if any)	NA	

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	(other than units)			
	vi	Lifts installation	under progress	80.00%
	vii	Overhead tanks	under progress	100.00%
	viii	Underground water tank	under progress	100.00%
	ix	Firefighting fitting and equipment's as per CFO NOC	under progress	100%
	x	Electrical fittings in common areas	under progress	100.00%
	xi	Compliance to conditions of environment/ CRZ NOC	under progress	100.00%
18	Waterproofing of terraces		under progress	100.00%
19	Entrance lobby finishing		under progress	80.00%
20	Status of construction of compound wall		under progress	100.00%

Table – B				
Sr. No.	**Common areas and facilities amenities**	**Proposed (Yes/ No)**	**Percentage of work done**	**Remarks**
B-1	**Services**			
1	Water Supply Scheme	Yes	100%	Completed
2	Sewerage Scheme	Yes	100%	Completed
3	Storm water Drainage	Yes	100%	Completed
4	Roads & Foot Paths	Yes	100%	Completed
5	Street Lighting	Yes	100%	Completed
6	Plantation & Road Side Trees	Yes	100%	Completed
7	Maintenance Charges & Surfacing of Road	Yes	100%	Completed
8	Fountains & Pool	Yes	0%	yet not started
9	Loading Unloading Track	Yes	0%	yet not started
	Over All IDW		84%	
B-2	**Community**			
11	Convinient Shopping Area	NA	NA	NA
13	Community Building	NA	NA	NA
	Total Community Construction	NA	NA	NA

Total % of Completion of Construction work **76.23%**

ANOOP KUMAR TAANK
Architect
CA/2018/95