Ar. PAWAN SHARMA, B.ARCH.
Registered Architect (HUDA & DTP)
Address:29, New Plaza Market, Sector-14, Gurgaon.

Annexure-A

Architect's Certificate			
Report for the period ending			**31st 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	New Look B1 B2 108
	2.	Location	Sector 67A, Gurugram
	3.	Licensed area in acres	51.168 acres
	4.	Area for registration in acres	6.9472 acres (Total area of 108 plots)
	5.	HARERA registration no.	45 of 2022
	6.	Name of Licensee	M/s Saraswati Buildwell Pvt Ltd, M/s Mangal Murthi Realtors Pvt Ltd, M/s Ansal SEZ Projects Pvt Ltd and others
	7.	Name of Collaborator	M/s Ansal Properties and Infrastructure Ltd.
	8.	Name of Developer	M/s Ansal Properties and Infrastructure Ltd.
	9.	Promoter 3/Third party right holder who has purchased 108 plots from M/s Ansal Properties and Infrastructure Ltd.	M/s New Look Builders and Developers Private Limited
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	03-04-2026
	2.	Name of Architect/ Architect's firm	Ar. Pawan Sharma
	3.	Date of site inspection	01-04-2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Not Applicable
	2.	Structural consultant	Not Applicable
	3.	Proof consultant	Not Applicable
	4.	MEP consultant	Not Applicable
	5.	Site supervisor/in charge	Not Applicable
4.	I hereby certify that, as on the date of issuance of this certificate, the overall percentage of completion of the project registered under the Haryana Real Estate Regulatory Authority, Gurugram, bearing Registration No. RC/REP/HARERA/GGM/570/302/2022/45 dated 30.05.2022, has been determined exclusively on the basis of the offer of possession of plots made by the Third-Party Right Holder to the respective plot owners. It is further certified that the responsibility for the execution and completion of common infrastructure, community facilities, and project amenities within the larger project titled "New Look B1 B2 108" rests solely with M/s Ansal Property and Infrastructure Ltd., the Collaborator/Developer of the overarching project "Versalia". Such obligations are required to be fulfilled strictly in accordance with the layout plan approved by the Director, Town and Country Planning, Haryana, and in compliance with the conditions stipulated in the registration certificate issued by the Haryana Real Estate Regulatory Authority, Gurugram. The said registration certificate clearly and categorically limits the liability of the present Promoter to the offer of physical possession of the allotted plots, without extending it to the completion of the common areas or shared development works of the larger colony.		
5.	In view of the foregoing, the overall progress of the real estate project titled "New Look B1 B2 108" (Registration No. RC/REP/HARERA/GGM/570/302/2022/45 dated 30.05.2022) has been assessed as 100% for the relevant quarter, as the entire consideration amount has been realized and offer of possession has been issued to all 108 plot owners during the said period.		
6.	The percentage of completion reflected in this certificate has been computed solely with reference to the number of plots for which offer of possession has been issued by the Third-Party Right Holder. Such issuance has been treated as constituting physical completion of the project or the relevant portion thereof, for the purposes of this certificate.		

Date : 03-04-2026

Place : Gurugram

Council of architects (CoA) registration no. : CA/2020/118906

Council of architects (CoA) registration valid till (date) : 31st December 2031

Yours faithfully,

Ar. Pawan Sharma

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Table – A					
Building/ Tower no.			**Not Applicable**		
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.)				
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		Not Applicable		
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)			
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	Not Applicable		
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)			
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	Not Applicable		
	4.2	External (plaster, painting, facade, etc.)			

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation			
2.	Laying of foundation			
	(i)	Raft	Not Applicable	
	(ii)	Pile		
3.	Number of basement(s)			
	(i)	Basement Level 1		
	(ii)	Basement level 2*		
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the tower/ building			
6.	Total area on each floor			
7.	Stilt floor/ ground floor			
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower . . . . . laid by end of quarter		Not Applicable	
9.	Status of construction			
	(i)	Walls on floors		
	(ii)	Staircase		
	(iii)	Lift wells along with water proofing		
	(iv)	Lift lobbies/ common areas floor wise		
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		
	(ii)	Electrical works including wiring		
	(iii)	Plumbing works		
12.	Status of wall plastering		Not Applicable	
	(i)	External plaster		
	(ii)	Internal plaster		

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13.	Status of wall tiling			
	(i)	In bathroom		
	(ii)	In kitchen		
14.	Status of flooring			
	(i)	Common areas		
	(ii)	Units/ flats	Not Applicable	
15.	Status of white washing			
	(i)	Internal walls		
	(ii)	External walls		
16.	Status of finishing			
	(i)	Staircase with railing		
	(ii)	Lift wells		
	(iii)	Lift lobbies/ common areas floor wise		
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		
	(ii)	Sanitary fixtures		
	(iii)	Modular kitchen		
	(iv)	Electrical fittings/ lighting		
	(v)	Gas piping (if any)	Not Applicable	
	(other than flat/units)			
	(vi)	Lifts installation		
	(vii)	Overhead tanks		
	(viii)	Underground water tank		
	(ix)	Firefighting fitting and equipment's as per CFO NOC		
	(x)	Electrical fittings in common areas		
	(xi)	Compliance to conditions of environment/ CRZ NOC	Not Applicable	
18.	Waterproofing of terraces			
19.	Entrance lobby finishing			
20.	Status of construction of compound wall			

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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			
2.	Parking			
	Covered no.			
	Open no.			
3.	Water supply			
4.	Sewerage (chamber, lines, septic tanks, STP)			
5.	Storm water drains			
6.	Landscaping & tree plantation			
7.	Parks and playgrounds			
	Fixing of children play equipment's			
	Benches			
8.	Street lighting/ electrification			
9.	Treatment and disposal of sewage and sullage water/ STP			
10.	Solid waste management & disposal			
11.	Water conservation, rain water, harvesting, percolating well/ pit			
12.	Energy management (solar)			
13.	Fire protection and fire safety requirements			
14.	Electrical meter room, sub-station, receiving station			
B-2	**Community building to be transferred to RWA**			
15.	Community centre	No	NA	
16.	Others			
	1 School	No	NA	
	2 Dispensary and Nursing Home	No	NA	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
B-4	**Services/ facilities to be transferred to competent authority**			

Not Applicable

Not Applicable

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