gpm ARCHITECTS & PLANNERS

Architect's Certificate[1]

Report for the quarter ending	**31st March, 2026**
Subject	Certificate of progress of construction work for the project **"VISTA SQUARE"** as on 31.03.2026.

1. **I/We have undertaken an assignment as architect for certifying the progress of construction work in the below-mentioned project as per the approved plans.**

Sr. No.	Particulars	Information
1.	Project/Phase of the project	**"VISTA SQUARE"**
2.	Location	Village- Shikohpur, Sector-82A, Gurugram, Haryana-122004.
3.	Licensed area in acres	4.65625 Acres
4.	Area for registration in acres	4.65625 Acres
5.	HARERA registration no.	Reg. No. 76 of 2022 dated 09.08.2022
6.	Name of licensee	M/s Newzone Buildwell Private Limited
7.	Name of collaborator	NA
8.	Name of developer	M/s Newzone Buildwell Private Limited

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	14.04.2026
2.	Name of Architect/ Architect's firm	M/s Gian P Mathur & Associates Private Limited
3.	Date of site inspection	13.04.2026

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-55, East Of Kailash, New Delhi- 110065
T: 46599599 | F: 46599512
E: info@gpmindia.com | W: www.gpmindia.com

3.	**The following technical professionals are appointed by the promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site Engineer	Mr. Sandeep Paul
	2.	Structural consultant	M/s Perceptive Ideas Consulting Engineers Pvt. Ltd.
	3.	Proof consultant	M/s BNRV Infrastructure Private Limited
	4.	MEP consultant	M/s SONI Consultants, M/s ABN. Engineers' Consultant and Project Management & M/s Abid Husain Consultants
	5.	Site supervisor/in charge	_____
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 activity of the entire project/ phase is detailed in Table A and Table B.		

Date	: 14.04.2026	Yours faithfully, GIAN P. MATHUR ARCHITECT B. Arch., M.C.A. I.I.A CA No. 80/5769 **(GIAN P MATHUR)** Signature & name (in block letters) with a stamp of the architect
Place	: Delhi	
Council of Architects (CoA) registration no.	: CA/80/5769	
Council of Architects (CoA) registration valid till (date)	:	

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**"VISTA SQUARE"**		
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 as per the project estimates as submitted with HRERA**
1.	**Sub Structure** (inclusive of excavation, foundation, basements, waterproofing, etc.)		As per the total Sum Below	As per the total Sum Below	100%
2.	**Super Structure** (slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.)		As per the total Sum Below	As per the total Sum Below	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	As per the total Sum Below	As per the total Sum Below	100%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	As per the total Sum Below	As per the total Sum Below	100%
	3.3	Plumbing and firefighting (piping, pumps and pump room, fixtures, etc.)	As per the total Sum Below	As per the total Sum Below	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	As per the total Sum Below	As per the total Sum Below	100%
	4.2	External (plaster, painting, facade, etc.)	As per the total Sum Below	As per the total Sum Below	100%
		Total	**469.87 Lacs**	**7664.61 Lacs**	

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

Note: (i) The project namely "Vista Square" has been completed and the company i.e. M/s Newzone Buildwell Private Limited, has obtained the Occupancy Certificate from the DTCP Haryana vide Memo No. ZP-463-II/PA(DK)/2026/6353 dated 19.02.2026.

(ii) The project namely "Vista Square" has been completed and the company i.e. M/s Newzone Buildwell Private Limited, has obtained the Completion Certificate from the DTCP Haryana vide Memo No. LC-1791-II/JE(SK)/2026/12223 dated 13.04.2026.

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Complete	100%
2.	Laying of foundation			
	(i)	Raft	Complete	100%
	(ii)	Pile		NA
3.	Number of basement(s) : **Three**			
	(i)	Basement Level 1*	Complete	100%
	(ii)	Basement level 2*	Complete	100%
	(iii)	Basement level 3*	Complete	100%
4.	Waterproofing of the above sub-structure (wherever applicable)		Complete	100%
	Super-Structure Status			
5.	Total floors in the tower/ building		**GF+ 4**	
6.	Total area on each floor		**Copy Attached as Annexure.**	
7.	Stilt floor/ ground Floor		Complete	100%
8.	Status of laying of slabs floor wise		Complete	Ground Floor-100% First Floor- 100% Second Floor-100% Third Floor-100% Fourth Floor-100%
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter			
9.	Status of construction			
	(i)	Walls on floors	Complete	100%
	(ii)	Staircase	Complete	100%
	(iii)	Lift wells along with waterproofing	Complete	100%
	(iv)	Lift lobbies/ common areas floor wise	Complete	100%
10.	Fixing of door and window frames in Flats			NA
11.	Status of MEP		Internal (within Building) / External works	Internal (within Building) / External works
	(i)	Mechanical works	Complete	100%
	(ii)	Electrical works including wiring	Complete	100%
	(iii)	Plumbing works	Complete	100%

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

12.	Status of wall plastering			
	(i)	External plaster	Complete	100%
	(ii)	Internal plaster	Complete	100%
13.	Status of wall tiling			
	(i)	In Bathroom	Complete	100%
	(ii)	In kitchen		NA
14.	Status of flooring			
	(i)	Common areas	Complete	100%
	(ii)	Units/ flats	Complete	100%
15.	Status of whitewashing			
	(i)	Internal walls	Complete	100%
	(ii)	External walls	Complete	100%
16.	Status of finishing			
	(i)	Staircase with railing	Complete	100%
	(ii)	Lift wells	Complete	100%
	(iii)	Lift lobbies/ common areas floor wise	Complete	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	NA	NA
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NA	NA
	(v)	Gas piping (if any)	NA	NA
	(other than Flat/units)			
	(vi)	Lifts installation	Complete	100%
	(vii)	Overhead tanks	Complete	100%
	(viii)	Underground water tank	Complete	100%
	(ix)	Firefighting Fitting and equipment's as per CFO NOC	Complete	100%
	(x)	Electrical fittings in common areas	Complete	100%
	(xi)	Compliance with conditions of environment/ CRZ NOC	Complete	100% (As per Environment Norms)
18.	Waterproofing of terraces		Complete	100%
19.	Entrance lobby finishing		Complete	100%
20.	Status of construction of compound wall			NA

Note: (*) extend rows as per requirement.

GIAN P. MATHUR
ARCHITECT
B. Arch., M.I.A. I.I.A
CA No. 80/5769

Table – B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Roads and Pavements	Yes	100%	Complete
2.	Parking No. Provided (in ECS)	Yes	100%	Complete
	(i) 1st Basement Floor Level -57 ECS (ii) 2nd Basement Floor Level- 157 ECS (iii) 3rd Basement Floor Level-238 ECS			
	Total No.: 452 ECS			
3.	Water Supply	Yes	100%	Complete
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	Complete
5.	Storm water drains	Yes	100%	Complete
6.	Landscaping & Tree Plantation	Yes	100%	Complete
7.	Parks and Playgrounds	No	NA	
	Fixing of children play equipment's	No	NA	
	Benches	No	NA	
8.	Shopping area	Yes	100%	Complete
9.	Street lighting/ electrification	Yes	100%	Complete
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	Complete
11.	Solid waste management & disposal	Yes	100%	Complete (Solid Waste Management & disposal as per Environment Norms.)
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	Complete
13.	Energy management (solar)	Yes	100%	Complete
14.	Fire protection and fire safety requirements	Yes	100%	Complete
15.	Electrical meter room, sub-station, receiving station	Yes	100%	Complete
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community center	No	NA	-
18.	Others	No	NA	-
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	-
20.	Dispensary	No	NA	-
21.	Club	No	NA	-
22.	Others	No	NA	-
B-4	**Services/ facilities to be transferred to the competent authority**			
23.	*	-	-	-

Note: (*) extend as per requirement

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769