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	**30th September 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	Spiti Heritage Homes
2.	Location	Sector-1, Pataudi, Gurugram
3.	Licensed area in acres	19.175 acres
4.	Area for registration in acres	19.175 acres
5.	HARERA registration no.	75 of 2024
6.	Name of licensee	Sh. Suraj Bhan S/o Sh. Dharampal and others
7.	Name of collaborator	M/s Tula Realtor Pvt. Ltd.
8.	Name of developer	M/s Tula Realtor Pvt. Ltd.

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	05-10-2026
2.	Name of Architect/ Architect's firm	Ar. Pawan Sharma
3.	Date of site inspection	30-09-2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Navneet Rathi
	2.	Structural consultant	Daulat & Puneet Architects LLP
	3.	Proof consultant	Daulat & Puneet Architects LLP
	4.	MEP consultant	Ener Save Consultant Pvt Limited
	5.	Site supervisor/in charge	Navneet Rathi
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 : 05-10-2026

Yours faithfully,

Ar. PAWAN SHARMA
CA/2020/118906
Gurugram
Ar. Pawan Sharma

Place : Gurugram

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

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

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**N.A.**		
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		
	(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		
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				
	(i) External plaster				
	(ii) Internal plaster				

Not Applicable

Not Applicable

Not Applicable

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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		
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)		
	(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		
18.	Waterproofing of terraces			
19.	Entrance lobby finishing			
20.	Status of construction of compound wall			

Not Applicable

Not Applicable

Not Applicable

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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	75%	
2.	Parking	No		
	Covered no.	No		
	Open no.	No		
3.	Water supply	Yes	80%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	75%	
5.	Storm water drains	Yes	75%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	0%	
	Fixing of children play equipment's			
	Benches			
8.	Street lighting/ electrification	Yes	55%	
9.	Treatment and disposal of sewage and sullage water/ STP	Yes	75%	
10.	Solid waste management & disposal	Yes	70%	
11.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	55%	
12.	Energy management (solar)	No		
13.	Fire protection and fire safety requirements	No		
14.	Electrical meter room, sub-station, receiving station	Yes	60%	
B-2	**Community building to be transferred to RWA**			
15.	Community centre	No	NA	
16.	Others			
	1 School	Yes	30%	
	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**			

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