TATHAGAT ARCHITECT & VALUERS

313, 2nd Floor, AKD Tower, Sector-14, Gurgaon (HR)-122001

Annexure A

Architect's Certificate*			
Report for quarter ending			30th September, 2026
Subject			Certificate of progress of construction work
1.	**I 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 of the project	Roots Courtyard-2
	2.	Location	Sector 95A, Gurugram
	3.	Licensed area in acres	12.447 Acres
	4.	Area for registration in acres	12.447 Acres
	5.	HARERA registration no.	114 of 2023
	6.	Name of licensee	Sh. Virender S/O Dharampal, Sh. Surender Yadav S/o Dharampal, Jitender Yadav S/o Phool Singh, Sarita S/o Vikas Yadav
	7.	Name of collaborator	Roots Developers Pvt. Ltd.
	8.	Name of developer	Roots Developers Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	05th October, 2026
	2.	Name of Architect firm	Tathagat Architect & Valuers
	3.	Date of site inspection	05th October, 2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Harishyam Yadav
	2.	Structural consultant	Beniwal Associates Pvt. Ltd.
	3.	Proof consultant	NA
	4.	MEP consultant	MCK MEP
	5.	Site in charge	Rajni Kant
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	05th October, 2026	Yours faithfully,
Place	Gurugram	TATHAGAT ARCHITECT & VALUERS CA/2017-86236 M. 7988789153 GURUGRAM
Council of architects (CoA) registration no.	: CA/2017/86236	
Council of architects (CoA) registration valid till (date)	31.12.2028	

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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 (Lac)**	**Cumulative work done value till date (Lac)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		NA	NA	NA
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NA	NA	NA
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	NA	NA	NA
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	NA	NA	NA
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NA	NA	NA
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	NA	NA	NA
	4.2	External (plaster, painting, facade, etc.)	NA	NA	NA

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



	(ii)	In kitchen	NA	NA
14.	Status of flooring			
	(i)	Common areas	NA	NA
	(ii)	Units/ flats	NA	NA
15.	Status of white washing			
	(i)	Internal walls	NA	NA
	(ii)	External walls	NA	NA
16.	Status of finishing			
	(i)	Staircase with railing	NA	NA
	(ii)	Lift wells	NA	NA
	(iii)	Lift lobbies/ common areas floor wise	NA	NA
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)			NA
	(vi)	Lifts installation	NA	NA
	(vii)	Overhead tanks	NA	NA
	(viii)	Underground water tank	NA	NA
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	NA
	(x)	Electrical fittings in common areas	NA	NA
	(xi)	Compliance to conditions of environment/ CRZ NOC	NA	NA
18.	Waterproofing of terraces		NA	NA
19.	Entrance lobby finishing		NA	NA
20.	Status of construction of compound wall		NA	NA

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	90%	
2.	Parking			
	Covered no.			
	Open no.			
3.	Water supply	Yes	90%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	85%	
5.	Storm water drains	Yes	90%	
6.	Landscaping & tree plantation	Yes	45%	
7.	Parks and playgrounds	Yes	25%	
	Fixing of children play equipment's	Yes		
	Benches	Yes		
8.	Shopping area			
9.	Street lighting/ electrification	Yes	90%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes		
11.	Solid waste Management & disposal	Yes		
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	95%	
13.	Energy Management (solar)			
14.	Fire protection and fire safety requirements		95%	
15.	Electrical meter room, sub-station, receiving station	Yes	10%	
16.	Other (option to add more)			
B-2				
17.	Community centre		50%	
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools			
20.	Dispensary			
21.	Club			
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

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