TATHAGAT ARCHITECT & VALUERS

Office: 313, 2nd Floor, Sector-14, Gurgaon, Haryana-122001

Annexure A

Architect's Certificate*			
Report for quarter 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**		
	SN	**Particulars**	**Information**
	1.	Project/Phase of the project	Commercial/ Phase 2 (Towers 1A)
	2.	Location	Sector 109, Village Pawala Khusrupur, District-Gurugram
	3.	Licensed area in acres	5.90 Aces
	4.	Area for registration in acres	1.11 Acres
	5.	HARERA registration no.	298/2017
	6.	Name of licensee	Commercial License No. 43/2012
	7.	Name of collaborator	N.A
	8.	Name of developer	Citra Properties Limited,
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	07th October 2026
	2.	Name of Architect/ Architect's firm	Tathagat Architect & Valuers
	3.	Date of site inspection	05th October 2026

TATHAGAT ARCHITECT & VALUERS GURUGRAM CA/2017-86236 M. 7988789153

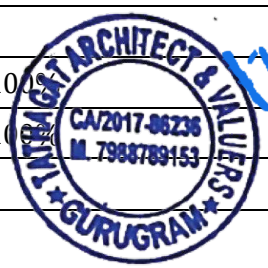
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Vikram Chahal
	2.	Structural consultant	M/s BMSF Design Consultant Pvt. Ltd.
	3.	Proof consultant	NA
	4.	MEP consultant	M/s One design Consultants (PL& FF), M/s Ampower Consultancy Services (El & HVAC)
	5.	Site in charge	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	07th Oct 2026	Yours faithfully,
Place	Gurugram	
Council of architects (CoA) registration no.	CA/2017/86236	
Council of architects (CoA) registration valid till (date)	31.12.2028	

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**1A**		
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.)		00	75	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		00	594	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)			
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	00	1000.00	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	00	2000.00	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	00	1100	100%
	4.2	External (plaster, painting, facade, etc.)	00	1000	100%

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Completed	100%
2.	Laying of foundation			
	(i)	Raft	Completed	100%
	(ii)	Pile		NA
3.	Number of basement(s).			
	(i)	Basement Level 1	Completed	100%
	(ii)	Basement level 2	Completed	100%
	(iii)	Basement level 3	Completed	100%
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed	100%
	Super-Structure Status			
5.	Total floors in the tower/ building		Completed	100%
6.	Total area on each floor		Completed	100%
7.	Stilt floor/ ground floor		Completed	100%
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower 1A laid by end of quarter		Completed	100%
9.	Status of construction			
	(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 flats/ units		Completed	Completed
11.	Status of MEP		Internal (within flat)	Internal (within flat)
	(i)	Mechanical works		
	(ii)	Electrical works including wiring	Completed	100%
	(iii)	Plumbing works	Completed	100%
12.	Status of wall plastering			
	(i)	External plaster		100%
	(ii)	Internal plaster	Completed	100%
13.	Status of wall tiling			



	(i)	In bathroom		-
	(ii)	In kitchen	N/A	
14.	Status of flooring			
	(i)	Common areas		-
	(ii)	Units/ flats		-
15.	Status of white washing			
	(i)	Internal walls		100%
	(ii)	External walls		-
16.	Status of finishing			
	(i)	Staircase with railing		100%
	(ii)	Lift wells		100%
	(iii)	Lift lobbies/ common areas floor wise		100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		100%
	(ii)	Sanitary fixtures		-
	(iii)	Modular kitchen	N/A	-
	(iv)	Electrical fittings/ lighting		-
	(v)	Gas piping (if any)		-
	(other than flat/units)			
	(vi)	Lifts installation		-
	(vii)	Overhead tanks		100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		100%
	(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		Completed	100%

Note: (*) extend rows as per requirement.

TATHAGAT ARCHITECT & VALUERS GURUGRAM CA/2017-86236 M. 7988789153

Table – B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Completed	100%	
2.	Parking			
	Covered no.	Completed	100%	
	Open no.		-NA-	
3.	Water supply		100%	
4.	Sewerage (chamber, lines, septic tanks, STP)		100%	
5.	Storm water drains		100%	
6.	Landscaping & tree plantation		100%	
7.	Parks and playgrounds			
	Fixing of children play equipment's			
	Benches			
8.	Shopping area			
9.	Street lighting/ electrification		100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Completed	100%	
11.	Solid waste management & disposal			
12.	Water conservation, rainwater, harvesting, percolating well/ pit		100%	
13.	Energy management (solar)		100%	
14.	Fire protection and fire safety requirements		100%	
15.	Electrical meter room, sub-station, receiving station		100%	
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No		
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No		
20.	Dispensary	No		
21.	Club	No		
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

