CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS

Architect's Certificate

Report for quarter ending	**April - June 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	BESTECH CITY 1
2.	Location	Sector 89 A,Harsaru Gurugram, Haryana
3.	Licensed area in acres	12.3135 Acres
4.	Area for registration in acres	12.3135 Acres
5.	HARERA registration no.	83 of 2023
6.	Name of licensee	Nirmala Buildwell Pvt. Ltd. Radhika Heights Ltd.Cabana Construction Pvt. Ltd.
7.	Name of collaborator	Nirmala Buildwell Pvt. Ltd., Radhika Heights Ltd , Cabana Construction Pvt. Ltd.
8.	Name of developer	M/s Bestech India Pvt Ltd.

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

1.	Date of certifying of percentage of construction	06.06.2026

Name of developer	M/s Bestech India Pvt Ltd.
Details related to inspection are as under	
Date of certifying of percentage of construction work/ site inspection	31st Day of March 2026
Name of Architect/ Architect's firm	Ms Sapna Kumar, Chapman Taylor India LLP
Date of site inspection	06th Day of June 2026
Percentage of Work Done	15%
Following technical professionals are appointed by promoter: - (as applicable)	
Consultants	**Name**
Site engineer	Mr. D. P. Kurmi
Structural consultant	Technical Projects Consultants Pvt Ltd
Proof consultant	Mr Arvind Gupta
MEP consultant	Mr Kushank P. Kumar, M/s Kumar Endecon Pvt. Ltd.
Site supervisor/incharge	Mr. D. P. Kurmi
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.	
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.	



Annexure C



CHAPMAN TAYLOR
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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 :

Place :

Yours faithfully,

Sapna Kumar
A1/54, Lower Ground Floor,
Safdarjung Enclave, New Delhi-110029

Signature & name (in block letters) with stamp of architect

Council of architects (CoA) registration no. :

Council of architects (CoA) registration valid till (date) :

TABLE - A (April - June 2026) - Residential Plotted Colony				
Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation			100%
2.	Laying of foundation			
	(i)	Raft		NA
	(ii)	Pile		NA
3.	Number of basement(s) 1 (One). .			
	(i)	Basement Level 1		NA
	(ii)	Basement level 2		NA
	(iii)	Basement level 3		NA
	(iv)	Basement level 4		NA
4.	Waterproofing of the above sub-structure (wherever applicable)			NA
	Super-Structure Status			
5.	Total floors in the tower/ building		-	NA
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 A laid by end of quarter			NA
9.	Status of construction			
	(i)	Walls on floors		NA
	(ii)	Staircase		NA
	(iii)	Lift wells along with water proofing		NA
	(iv)	Lift lobbies/ common areas floor wise		NA
10.	Fixing of door and window frames in flats/ units			NA
11.	Status of MEP			
	(i)	Mechanical works Internal External		NA

	(ii)	Electrical works Internal External		NA
	(iii)	Electrical works Internal External		NA
12.	Status of wall plastering			
	(i)	External laster		NA
	(ii)	Internal plaster		NA
13.	Status of wall tiling			
	(i)	In bathroom		NA
	(ii)	In kitchen		NA
14.	Status of flooring			
	(i)	Common areas		NA
	(ii)	Units/ flats		NA
15.	Status of white washing			
	(i)	Internal walls		NA
	(ii)	External walls		NA
16.	Status of finishing			
	(i)	Staircase with railing		NA
	(ii)	Lift wells		NA
	(iii)	Lift lobbies/ common areas floor wise		NA
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		NA
	(ii)	Sanitary fixtures		NA
	(iii)	Modular kitchen		NA
	(iv)	Electrical fittings/ lighting		NA
	(v)	Gas piping (if any)		NA
	(other than flat/units)			
	(vi)	Lifts installation		NA
	(vii)	Overhead tanks		NA
	(viii)	Underground water tank		NA
	(ix)	Firefighting fitting and equipment's as per CFO NOC		NA
	(x)	Electrical fittings in common areas		NA
	(xi)	Compliance to conditions of environment/ CRZ NOC		NA

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

Note: (*) extend rows as per requirement.

