GPM ARCHITECTS & PLANNERS

Architect's Certificate[1]

Report for the quarter ending	**30th September 2026**
Subject	Certificate of the progress of construction work for the project **"VISTA CORNER"** as on 30.09.2026.

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 CORNER"**
2.	Location	Village- Badha, Sector-89, Gurugram, Haryana
3.	Licensed area in acres	3.7813 Acres
4.	Area for registration in acres	3.7813 Acres
5.	HARERA registration no.	Reg. No. 109 of 2022 dated 28.11.2022
6.	Name of licensee	M/s Copious Realtors Private Limited
7.	Name of collaborator	NA
8.	Name of developer	M/s Copious Realtors Private Limited

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

1.	Date of certifying of percentage of construction work/ site inspection	13.10.2026
2.	Name of Architect/ Architect's firm	M/s Gian P Mathur & Associates Private Limited
3.	Date of site inspection	13.10.2026

3. **The following technical professionals are appointed by the promoter: - (as applicable)**

Sr. No.	Consultants	Name
1.	Site Engineer In Charge	Mr. Sandeep Paul

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	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 V Consulting
	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 of 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 below. The percentage of the work executed for each activity of the entire project/ phase is detailed in Tables A and B.		

Date	: 13.10.2026	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	: Gurugram	
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 CORNER"**		
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 submitted with HRERA**
1.	**Substructure** (inclusive of excavation, foundation, basements, waterproofing, etc.)		As per the total sum below	As per the total sum below	100.00%
2.	**Superstructure** (slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.)		As per the total sum below	As per the total sum below	100.00%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	As per the total sum below	As per the total sum below	106.25%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	As per the total sum below	As per the total sum below	106.25%
	3.3	Plumbing and firefighting (piping, pumps and pump room, fixtures, etc.)	As per the total sum below	As per the total sum below	106.25%
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	112.50%
	4.2	External (plaster, painting, facade, etc.)	As per the total sum below	As per the total sum below	112.50%
		Total	**906.93 Lacs**	**9476.18 Lacs**	

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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) : **Two**					
	(i)	Basement Level 1*	Complete		100%	
	(ii)	Basement level 2*	Complete		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Complete		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		**LGF+ UGF+ 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					
	Cumulative number of slabs in the building/ tower . . . . . laid by end of quarter		Complete		LGF-100% UGF-100% First Floor-100% Second Floor-100% Third Floor-100% Fourth Floor-100%	
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 the door and window frames in Flats/ units				0%	
11.	Status of MEP		Internal works (within the building)	External works	Internal (within the building)	External works
	(i)	Mechanical works	Work under Process		85%	
	(ii)	Electrical works including wiring	Work under Process		85%	
	(iii)	Plumbing works	Work under Process		85%	
12.	Status of wall plastering					
	(i)	External plaster	Work under Process		90%	
	(ii)	Internal plaster	Work under Process		90%	

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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	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	Work under Process	80%
	(vii)	Overhead tanks	Complete	100%
	(viii)	Underground water tank	Complete	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Work under Process	85%
	(x)	Electrical fittings in common areas	Work under Process	85%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Work under Process	As per Environment norms
18.	Waterproofing of terraces			0%
19.	Entrance lobby finishing			0%
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 and pavements	No	75%	Work Under Progress
2.	Parking	Yes	75%	Work Under Progress
	Covered No. (i) 1st Basement Floor Level -240 ECS (ii) 2nd Basement Floor Level- 297 ECS			
	Total No.: 537 ECS			
3.	Water Supply	Yes	75%	Work Under Progress
4.	Underground water tank	Yes	100%	Complete
5.	Sewerage (chamber, lines, septic tanks, STP)	Yes	80%	Work Under Progress
6.	Storm water drainage	Yes	75%	Work Under Progress
7.	Landscaping & Tree Plantation	Yes	0%	Work has not yet started
8.	Parks and Playgrounds	No	NA	
	Fixing of children play equipment's	No	NA	
	Benches	No	NA	
9.	Shopping area	Yes	0%	Not yet started
10.	Street lighting	Yes	0%	Work has not yet started
11.	Electrification	Yes	75%	Work Under Progress
12.	Treatment and disposal of sewage and sullage water/ STP	Yes	80%	Work Under Progress
13.	Solid waste management & disposal	Yes	0%	Solid Waste Management & disposal as per Environment Norms.
14.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	Complete
15.	Energy management (solar)	Yes	25%	Work Under Progress
16.	Fire protection and fire safety requirements	Yes	75%	Work Under Progress
17.	Electrical meter room, sub-station, receiving station	Yes	75%	Work Under Progress
B-2	**Community building to be transferred to RWA**			
18.	Community Centre	No	NA	-
19.	others	No	NA	-
B-3	**Community buildings not to be transferred to RWA/competent authority**			
20.	Schools	No	NA	-
21.	Dispensary	No	NA	-
22.	Club	No	NA	-
23.	Others	No	NA	-
B-4	**Services/ facilities to be transferred to the competent authority**			
24.	*	-	-	-

Note: (*) extend as per requirement

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