GPM ARCHITECTS & PLANNERS

Architect's Certificate[1]

Report for the quarter ending	**30th September 2026**
Subject	Certificate of progress of construction work for the project **"VISTA AVENUE"** 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 AVENUE"**
2.	Location	Village - Badha & Hayatpur, Sector-89, Gurugram, Haryana.
3.	Licensed area in acres	3.9625 Acres
4.	Area for registration in acres	3.9625 Acres
5.	HARERA registration no.	Reg. No. 113 of 2024 dated 21.11.2024
6.	Name of licensee	Smart Arena Hometown LLP
7.	Name of collaborator	Peerage Buildwell Private Limited
8.	Name of developer	Peerage Buildwell Private Limited

2. **Details related to 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

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

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3.	**The following technical professionals are appointed by the promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site Engineer In Charge	Mr. D K Gupta
	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 Aeon Integrated Building Design Consultants LLP
	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 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 activity of the entire project/ phase is detailed in Table A and Table 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 AVENUE"**		
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 as submitted with HRERA**
1.	**Sub Structure** (inclusive of excavation, foundation, basements, waterproofing, etc.)		As per the total Sum Below	As per the total Sum Below	100.00%
2.	**Super Structure** (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.)	0.00	0.00	0.00%
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	0.00	0.00	0.00%
	3.3	Plumbing and firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	0.00	0.00%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	0.00	0.00%
	4.2	External (plaster, painting, facade, etc.)	0.00	0.00	0.00%
		Total	**246.03 Lacs**	**3816.78 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		**GF+ 4**	
6.	Total area on each floor		**Copy Attached as Annexure.**	
7.	Stilt floor/ ground Floor			0.00%
8.	Status of laying of slabs floor wise		Work under Progress	Ground Floor Slab- 25% First Floor Slab- 25% Second Floor Slab-15% Third Floor Slab-0% Fourth Floor Slab-0%
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter			
9.	Status of construction			
	(i)	Walls on floors		0%
	(ii)	Staircase		0%
	(iii)	Lift wells along with waterproofing		0%
	(iv)	Lift lobbies/ common areas floor wise		0%
10.	Fixing of door and window frames in Flats/ units			0%
11.	Status of MEP		Internal (within Building) / External works	Internal (within Building) / External works
	(i)	Mechanical works		0%
	(ii)	Electrical works including wiring		0%
	(iii)	Plumbing works		0%
12.	Status of wall plastering			
	(i)	External plaster		0%
	(ii)	Internal plaster		0%

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13.	Status of wall tiling			
	(i)	In Bathroom		0%
	(ii)	In kitchen		0%
14.	Status of flooring			
	(i)	Common areas		0%
	(ii)	Units/ flats		0%
15.	Status of whitewashing			
	(i)	Internal walls		0%
	(ii)	External walls		0%
16.	Status of finishing			
	(i)	Staircase with railing		0%
	(ii)	Lift wells		0%
	(iii)	Lift lobbies/ common areas floor wise		0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		0%
	(ii)	Sanitary fixtures		0%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting		0%
	(v)	Gas piping (if any)	NA	NA
	(other than Flat/units)			
	(vi)	Lifts installation		0%
	(vii)	Overhead tanks		0%
	(viii)	Underground water tank		0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		As per Fire Norms
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance with conditions of environment/ CRZ NOC		As per Environment Norms
18.	Waterproofing of terraces			0%
19.	Entrance lobby finishing			0%
20.	Status of construction of compound wall			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.	Roads and Pavements	Yes	0%	
2.	Parking	Yes	0%	
	Covered No. (i) 1st Basement Floor Level 269 ECS (ii) 2nd Basement Floor Level- 293 ECS			
	Total No.: 562 ECS		0%	
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	
5.	Storm water drains	Yes	0%	
6.	Landscaping & Tree Plantation	Yes	0%	
7.	Parks and Playgrounds	No	NA	
	Fixing of children play equipment's	No	NA	
	Benches	No	NA	
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	
11.	Solid waste management & disposal	Yes	NA	Solid Waste Management & disposal as per Environment Norms.
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	0%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	NA	-
18.	Others	No	NA	-
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	-
20.	Dispensary	No	NA	-
21.	Club	No	NA	-
22.	Others	No	NA	-
B-4	**Services/ facilities to be transferred to the competent authority**			
23.	*	-	-	-

Note: (*) extend as per requirement

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