Architect's Certificate			
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	TATHASTU II
	2.	Location	Sector-5, Sohna, Gurugram
	3.	Licensed area in acres	8.975 Acres
	4.	Area for registration in acres	8.975 Acres
	5.	HARERA registration No.	21 of 2023
	6.	Name of licensee	DESI CONSTRUCTION PVT. LTD.
	7.	Name of collaborator	Urbannest Buildcon LLP
	8.	Name of developer	DESI CONSTRUCTION PVT. LTD.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	30 September 2026
	2.	Name of Architect/ Architect's firm	One Point Design
	3.	Date of site inspection	30 September 2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Vaibhav Tripathi
	2.	Structural consultant	NNC Design International
	3.	Proof consultant	S.M Haider
	4.	MEP consultant	Paradise Consultants
	5.	Site supervisor/in charge	Santosh Jha
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 areas 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:	**05.10.2026**	Yours faithfully,
Place:	Gurugram	
Council of Architects (CoA) registration No.. :	CA/2018/91670	Signature & name (in block letters) with stamp of architect
Council of architects (CoA) registration valid till (date) :	December 2029	

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

Annexure -A

Name of the Project	Status of project (Extent of development carried out till date along with details of the same and extent of development pending)	Original time period disclosed to allottee for completion of project at the time of sale	Delay in completion of project	Time period within which the Promoter undertakes to complete the project
TATHASTU II	Extent of development carried out till date- **30.09.2026** Structure-**91.00 %** Overall – **80.00%**	14.11.2027	No Delay	14.11.2027
	Details of development carried out till date			
	Tower 1 – Terrace floor work in progress Tower 2 – Complete. Tower 3 – Complete Tower 4 – Complete Tower 5– Complete Tower 6 – 13th floor level work in progress			
	Extent of development Pending Structure - **9.00 %** Overall – **20.00 %**			

Avantika Vashisth
CA/2018/91670

Table – A

Building/ Tower no 01 (to be prepared separately for each building/ tower in the project/ phase of the project)	**Tower -1**
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.)		00.00%	100.00%	100.00 %
2.	**Super structure**		14%	95%	95%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0%	0%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	10%	45%	45%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	10%	50%	50%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	70%	80%	80%
	4.2	External (plaster, painting, facade, etc.)	5%	5%	5%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		100%	100%
2.	Laying of foundation			
	(i)	Raft	100%	100%
	(ii)	Pile	NA	NA
3.	S Number of basement(s) …….			
	(i)	Basement Level 1	NA	NA

Avanika Vashisth
CA/2018/91670

	(ii)	Basement level 2*	NA		NA	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the towers/ buildings		22Nos			
6.	Total area on each floor					
7.	Stilt floor/ ground floor		Yes			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 1 laid by end of quarter		Terrace		**95%**	
9.	Status of construction					
	(i)	Walls on floors	Terrace		**95%**	
	(ii)	Staircase	Terrace		**95%**	
	(iii)	Lift wells along with water proofing	Terrace		**95%**	
	(iv)	Lift lobbies/ common areas floor wise	Terrace		**95%**	
10.	Fixing of door and window frames in flats/ units		17 th floor		90%	
11.	Status of MEP		Internal (within Flat)	External Works	Internal (within Flat)	internal Works
	(i)	Mechanical works	Nil	Nil	Nil	Nil
	(ii)	Electrical works including wiring	45%	0%	45%	0%
	(iii)	Plumbing works	50%	50%	50%	50%
12.	Status of wall plastering					
	(i)	External plaster	NA		NA	
	(ii)	Internal plaster	NA		NA	
13.	Status of wall tiling					
	(i)	In bathroom	17 th		90%	
	(ii)	In kitchen	17 th		90%	
14.	Status of flooring					
	(i)	Common areas	0%		0%	
	(ii)	Units/ flats	17 th		90%	
Sr. No.	**Tasks/ Activity**					
	Super-Structure Status					
15.	Status of white washing					

Avantika Vashisth
CA/2018/91670

	(i)	Internal walls	5%	5%
	(ii)	External walls	0%	0%
16.	Status of finishing			
	(i)	Staircase with railing	50%	50%
	(ii)	Lift wells	0%	0%
	(iii)	Lift lobbies/ common areas floor wise	0%	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	17 th floor	90%
	(ii)	Sanitary fixtures	0%	0%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	0%	0%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	0%	0%
	(vii)	Overhead tanks	0%	0%
	(viii)	Underground water tank	90%	90%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	0%	0%
18.	Waterproofing of terraces		0%	0%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		100%	100%

Avanika Vashisth
CA/2018/91[illegible]

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

Building/ Tower no 02 (to be prepared separately for each building/ tower in the project/ phase of the project)			Tower -2		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		00.00%	100.00%	100.00 %
2.	**Super structure**		10%	100%	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0%	0%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	10%	40%	40%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	11%	55%	55%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	35%	80%	80%
	4.2	External (plaster, painting, facade, etc.)	0%	0%	0%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		100%	100%
2.	Laying of foundation			
	(i)	Raft	100%	100%
	(ii)	Pile	NA	NA
3.	S Number of basement(s)			
	(i)	Basement Level 1	NA	NA
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the towers/ buildings		22 Nos	
6.	Total area on each floor			

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

7.	Stilt floor/ ground floor		Yes			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 2 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		17 th floor		90%	
11.	Status of MEP		Internal (within Flat)	External Works	Internal (within Flat)	internal Works
	(i)	Mechanical works	0%	Nil	0%	Nil
	(ii)	Electrical works including wiring	40%	Nil	40%	Nil
	(iii)	Plumbing works	55%	55%	55%	55%
12.	Status of wall plastering					
	(i)	External plaster	NA		NA	
	(ii)	Internal plaster	NA		NA	
13.	Status of wall tiling					
	(i)	In bathroom	17 th floor		90%	
	(ii)	In kitchen	17 th floor		90%	
14.	Status of flooring					
	(i)	Common areas	0%		0%	
	(ii)	Units/ flats	17 th floor		90%	
Sr. No.	**Tasks/ Activity**					
	Super-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	0		0%	
	(ii)	External walls	12%		12%	
16.	Status of finishing					
	(i)	Staircase with railing	95%		95%	
	(ii)	Lift wells	0%		0%	

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

	(iii)	Lift lobbies/ common areas floor wise	0%	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	17 th floor	90%
	(ii)	Sanitary fixtures	0%	0%
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	0%	0%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	0%	0%
	(vii)	Overhead tanks	10%	10%
	(viii)	Underground water tank	90%	90%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	0%	0%
18.	Waterproofing of terraces		0%	0%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		100%	100%

Building/ Tower no 03 (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower -3**	
A1		**Cumulative progress of the project/phase at the end of the quarter.**		
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		00.00%	100.00%	100.00 %
2.	**Super structure**		0%	100%	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	32%	80%	80%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	8%	65%	65%

Avanika Vashisth
CA/2018/91670

	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	6%	83%	83%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1%	99%	99%
	4.2	External (plaster, painting, facade, etc.)	15%	85%	85%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		100%	100%
2.	Laying of foundation			
	(i)	Raft	100%	100%
	(ii)	Pile	NA	NA
3.	S Number of basement(s)			
	(i)	Basement Level 1	NA	NA
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the towers/ buildings		22 Nos	
6.	Total area on each floor			
7.	Stilt floor/ ground floor		Yes	
8.	Status of laying of slabs floor wise		Completed	
	Cumulative number of slabs in the building/ tower 3 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		21 th floo	**98%**
11.	Status of MEP		Intern al / External Works	Internal (within / internal Works

Avanika Vashisth
CA/2018/91670

			(within Flat)		Flat)	
	(i)	Mechanical works	80%	Nil	80%	Nil
	(ii)	Electrical works including wiring	65%	Nil	65%	Nil
	(iii)	Plumbing works	88%	88%	88%	88%
12.	Status of wall plastering					
	(i)	External plaster	N/A		N/A	
	(ii)	Internal plaster	N/A		N/A	
13.	Status of wall tiling					
	(i)	In bathroom	21 floor		96%	
	(ii)	In kitchen	21 floor		96%	
14.	Status of flooring					
	(i)	Common areas	95%		95%	
	(ii)	Units/ flats	21 floor		96%	
Sr. No.	**Tasks/ Activity**					
	Super-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	21 floor		98%	
	(ii)	External walls	60%		60%	
16.	Status of finishing					
	(i)	Staircase with railing	100%		100%	
	(ii)	Lift wells	100%		100%	
	(iii)	Lift lobbies/ common areas floor wise	95%		95%	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	21 floor		95%	
	(ii)	Sanitary fixtures	0%		0%	
	(iii)	Modular kitchen	N/A		N/A	
	(iv)	Electrical fittings/ lighting	0%		0%	
	(v)	Gas piping (if any)	N/A		N/A	
	(other than flat/units)					
	(vi)	Lifts installation	95%		95%	
	(vii)	Overhead tanks	100%		100%	

Avanika Vashisth
CA/2018/91670

	(viii)	Underground water tank	90%	90%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	0%	0%
18.	Waterproofing of terraces		100%	100%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		100%	100%

Building/ Tower no 04 (to be prepared separately for each building/ tower in the project/ phase of the project)	**Tower -4**

A1	**Cumulative progress of the project/phase at the end of the quarter.**

1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		00.00%	100.00%	100.00 %
2.	**Super structure**		0%	100.00%	100.00%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	61%	75%	75%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	10%	70%	70%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	8%	88%	88%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1%	98%	98%
	4.2	External (plaster, painting, facade, etc.)	5%	80%	80%

Sr. No.	**Tasks/ Activity** **Sub-Structure Status**		**Description of work done**	**Percentage of total proposed work**
1.	Excavation		100%	100%
2.	Laying of foundation			
	(i)	Raft	100%	100%

Avanika Vashisth
CA/2018/81670

	(ii)	Pile	NA		NA	
3.	Number of basement(s)					
	(i)	Basement Level 1	NA		NA	
	(ii)	Basement level 2*	NA		NA	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the towers/ buildings		22 Nos			
6.	Total area on each floor					
7.	Stilt floor/ ground floor		Yes			
8.	Status of laying of slabs floor wise		Completed			
	Cumulative number of slabs in the building/ tower-4 laid by end of quarter		22 slabs		**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		Up to 21 floor frame section done		95%	
11.	Status of MEP		Internal (within Flat)	External Works	Internal (within Flat)	internal Works
	(i)	Mechanical works	75%	Nil	75%	Nil
	(ii)	Electrical works including wiring	70%	Nil	70%	Nil
	(iii)	Plumbing works	88%	88%	88%	88%
12.	Status of wall plastering					
	(i)	External plaster	N/A		N/A	
	(ii)	Internal plaster	N/A		N/A	
13.	Status of wall tiling					
	(i)	In bathroom	21 floor		99%	
	(ii)	In kitchen	21 floor		99%	
14.	Status of flooring					

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

	(i)	Common areas	50%	50%
	(ii)	Units/ flats	21 floor	99%
Sr. No.	**Tasks/ Activity**			
	Super-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	21 floor	95%
	(ii)	External walls	50%	50%
16.	Status of finishing			
	(i)	Staircase with railing	99%	99%
	(ii)	Lift wells	100%	100%
	(iii)	Lift lobbies/ common areas floor wise	20%	20%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	21 floor	95%
	(ii)	Sanitary fixtures	0%	0%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	0%	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	90%	90%
	(vii)	Overhead tanks	100%	100%
	(viii)	Underground water tank	90%	90%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	0%	0%
18.	Waterproofing of terraces		100%	100%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		100%	100%

Building/ Tower no 05 (to be prepared separately for each building/ tower in the project/ phase of the project)	**Tower -5**

Avanika Vashisth
CA/2013/91670

A1		Cumulative progress of the project/phase at the end of the quarter.		
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)	00.00%	100.00%	100.00%
2.	**Super structure**	0%	100.00%	100.00%
3.	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)	15%	30%	30%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	8%	68%	68%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	5%	85%	85%
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	2%	92%	92%
	4.2 External (plaster, painting, facade, etc.)	10%	80%	80%

Sr. No.	Tasks/ Activity	Description of work done	Percentage of total proposed work
	Sub-Structure Status		
1.	Excavation	100%	100%
2.	Laying of foundation		
	(i) Raft	100%	100%
	(ii) Pile	NA	NA
3.	SNumber of basement(s)		
	(i) Basement Level 1	NA	NA
	(ii) Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)		
	Super-Structure Status		
5.	Total floors in the towers/ buildings	22 Nos	
6.	Total area on each floor		
7.	Stilt floor/ ground floor	Yes	
8.	Status of laying of slabs floor wise	Completed	

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

	Cumulative number of slabs in the building/ tower -5 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		Up to 21 floor frame section done		**100%**	
11.	Status of MEP		Internal (within Flat)	External Works	Internal (within Flat)	internal Works
	(i)	Mechanical works	65%	Nil	65%	Nil
	(ii)	Electrical works including wiring	60%	30%	60%	30%
	(iii)	Plumbing works	80%	80%	80%	80%
12.	Status of wall plastering					
	(i)	External plaster	N/A		N/A	
	(ii)	Internal plaster	N/A		N/A	
13.	Status of wall tiling					
	(i)	In bathroom	21 floor		98%	
	(ii)	In kitchen	21 floor		98%	
14.	Status of flooring					
	(i)	Common areas	40%		40%	
	(ii)	Units/ flats	21 floor		98%	
Sr. No.	**Tasks/ Activity**					
	Super-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	21 floor		93%	
	(ii)	External walls	60%		60%	
16.	Status of finishing					
	(i)	Staircase with railing	100%		100%	
	(ii)	Lift wells	100%		100%	

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

	(iii)	Lift lobbies/ common areas floor wise	60%	60%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	21 th floor	95%
	(ii)	Sanitary fixtures	0%	0%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	0%	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	10%	10%
	(vii)	Overhead tanks	100%	100%
	(viii)	Underground water tank	90%	90%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	0%	0%
18.	Waterproofing of terraces		50%	50%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		100%	100%

Building/ Tower no 06 (to be prepared separately for each building/ tower in the project/ phase of the project)	**Tower -6**

A1		**Cumulative progress of the project/phase at the end of the quarter.**			
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		00.00%	100.00%	100.00 %
2.	**Super structure**		26%	56%	56%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0%	0%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	10%	15%	15%

Avanika Vashisth
CA/2013/91670

	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	10%	10%	10%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	15%	15%	20%
	4.2	External (plaster, painting, facade, etc.)	0%	0%	0%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		100%	100%
2.	Laying of foundation			
	(i)	Raft	100%	100%
	(ii)	Pile	NA	NA
3.	SNumber of basement(s)			
	(i)	Basement Level 1	NA	NA
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status			
5.	Total floors in the towers/ buildings		22 Nos	
6.	Total area on each floor			
7.	Stilt floor/ ground floor		YES	
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower-6 laid by end of quarter		12 th floor in progress	**100%**
9.	Status of construction			
	(i)	Walls on floors	12 th floor in progress	**100%**
	(ii)	Staircase	12 th floor in progress	**100%**
	(iii)	Lift wells along with water proofing	12 th floor in progress	**100%**
	(iv)	Lift lobbies/ common areas floor wise	12 th floor in progress	**100%**
10.	Fixing of door and window frames in flats/ units		0%	

Avanika Vashisth
CA/2018/91670

11.	Status of MEP		Internal (within Flat)	External Works	Internal (within Flat)	internal Works
	(i)	Mechanical works	Nil	Nil	Nil	Nil
	(ii)	Electrical works including wiring	10%	Nil	5%	Nil
	(iii)	Plumbing works	15%	15%	15%	15%
12.	Status of wall plastering					
	(i)	External plaster	N/A		N/A	
	(ii)	Internal plaster	N/A		N/A	
13.	Status of wall tiling					
	(i)	In bathroom	0%		0%	
	(ii)	In kitchen	0%		0%	
14.	Status of flooring					
	(i)	Common areas	0%		0%	
	(ii)	Units/ flats	0%		0%	
Sr. No.	**Tasks/ Activity**					
	Super-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	N/A		N/A	
	(ii)	External walls	N/A		N/A	
16.	Status of finishing					
	(i)	Staircase with railing	0%		0%	
	(ii)	Lift wells	0%		0%	
	(iii)	Lift lobbies/ common areas floor wise	0%		0%	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0%		0%	
	(ii)	Sanitary fixtures	0%		0%	
	(iii)	Modular kitchen	N/A		N/A	
	(iv)	Electrical fittings/ lighting	0%		0%	
	(v)	Gas piping (if any)	N/A		N/A	
	(other than flat/units)					
	(vi)	Lifts installation	0%		0%	

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com . Contact Details : +91-9205554006

	(vii)	Overhead tanks	0%	0%
	(viii)	Underground water tank	90%	90%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZNOC	0%	0%
18.	Waterproofing of terraces		0%	0%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		100%	100%

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	0%	
2.	Parking	No	0%	
	Covered no.			
	Open no.			
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	80%	
5.	Storm water drains	Yes	75%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	0%	
	Fixing of children play equipment's	Yes	0%	
	Benches	Yes	0%	
8.	Shopping area	Yes	50%	Commercial
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	88%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	
13.	Energy management (solar)	Yes	0%	

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	90%	
16.	Other (option to add more)	NA		
B-2				
17.	Community centre	Yes	0%	
18.	others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA		
20.	Dispensary	NA		
21.	Club	NA		
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

Avanika Vashisth
CA/2018/91670

Avanika Vashisth
CA/2018/91670

Address : 205, South City Arcade, South City – I, Gurugram (Haryana) – 122001
Email : designonepoint@gmail.com Contact Details : +91-9205554006

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure)

STRUCTURAL CONSULTANT
Membership : M-1783259
Empanelment ID : TPR-417A-2023
Email : binayak.swain89@gmail.com
Mob: +91-9899313281

Engineer's Certificate

Report for quarterly ending	**30th September 2026**
Subject	Certificate of percentage of completion of construction work of the project at the end of the quarter:

1. I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.

Sr. No.	Particulars	Information
1.	Project/phase of the project	**TATHASTU II**
2.	Location	**Sector-5, Sohna, Gurugram**
3.	Licensed area in acres	**8.975 Acres**
4.	Area for registration in acres	**8.975 Acres**
5.	HARERA registration no.	**21 of 2023**
6.	Name of licensee	**DESI CONSTRUCTION PVT. LTD.**
7.	Name of collaborator	**Urbannest Buildcon LLP**
8.	Name of developer	**DESI CONSTRUCTION PVT. LTD.**

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

1.	Date of certifying of percentage of construction work/ site inspection	**30th September 2026**
2.	Name of engineering firm/ individual	**Binayak Swain**
3.	Date of site inspection	**30th September 2026**

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure), M.I.E
Sh. No-2, First Floor, Gupta Complex, Opp. Huda Off.
Sector-14, Gurugram (HR.)

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure)

STRUCTURAL CONSULTANT
Membership : M-1783259
Empanelment ID : TPR-417A-2023
Email : binayak.swain89@gmail.com
Mob: +91-9899313281

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	**Neeraj Bhati**
	2.	Structural consultant	**NNC CONSULTANTS**
	3.	Proof consultant	**S.M Haider**
	4.	MEP consultant	**PARADISE CONSULTANTS**
	5.	Quantity surveyor	**NA**
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.		
	1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	**242.00 Crores**
	2.	Estimated cost incurred till date (based on site inspection)	**214.01 Crores**
	3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana	**27.99 Crores**
5.	The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the DGTCP, Haryana being the competent authority under whose jurisdiction the aforesaid project is being implemented.		
6.	The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.		
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.		

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure), M.I.E

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure)

STRUCTURAL CONSULTANT
Membership : M-1783259
Empanelment ID : TPR-417A-2023
Email : binayak.swain89@gmail.com
Mob: +91-9899313281

8.	I also 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 work 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
9.	I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure), M.I.E
Sh. No-2, First Floor, Gupta Complex, Opp. Huda Off.
Sector-14, Gurugram (HR.)

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure)

STRUCTURAL CONSULTANT
Membership : M-1783259
Empanelment ID : TPR-417A-2023
Email : binayak.swain89@gmail.com
Mob: +91-9899313281

Date	**05.10.2026**	Yours faithfully, BINAYAK SWAIN B.E (Civil), M.Tech (Structure), M.I.E Sh. No-2, First Floor, Gupta Complex, Opp. Huda Off. Sector-14, Gurugram (HR.) Signature & name with stamp of engineering firm/ individual
Place	Gurugram	
Local authority license no.	M-1783259	
Local authority license no. valid till (date)	Lifetime	

***Note**

1.	The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2.	(*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3.	The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4.	As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5.	All component of work with specifications are indicative and not exhaustive.

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure), M.I.E
Sh. No-2, First Floor, Gupta Complex, Opp. Huda Off.
Sector-14, Gurugram (HR.)

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure)

STRUCTURAL CONSULTANT
Membership : M-1783259
Empanelment ID : TPR-417A-2023
Email : binayak.swain89@gmail.com
Mob: +91-9899313281

Table – A	
Building	**TATHASTU II PROJECT**
Name of the building/ tower if any	**Tower 1,2,3,4,5,6**
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/ tower of the real estate project/ phase of the project)	

Sr. No.	Particulars	Amount (Rs.)
1.	Total estimated cost of the building/ tower as per registration no. comes to	**224.00Crores**
2.	Total expenditure on the project/ phase	**201.00 Crores**
3.	Percentage of work done with reference to total estimated cost	**89.73%**
4.	Balance estimate cost to be incurred on the project	**23.00 Crores**
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	**N.A.**

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure), M.I.E
Sh. No-2, First Floor, Gupta Complex, Opp. Huda Off.
Sector-14, Gurugram (HR.)

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure)

STRUCTURAL CONSULTANT
Membership : M-1783259
Empanelment ID : TPR-417A-2023
Email : binayak.swain89@gmail.com
Mob: +91-9899313281

Table – B		
Internal & External development works in respect of the entire project/ phase of the project		
Sr. No.	**Particulars**	**Amount (Rs.)**
		Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on date	**18.00 Crores**
2.	Expenditure incurred till date	**13.01 Crores**
3.	Work done in percentage (as percentage of the total estimated cost)	**72.27 %**
4.	Balanced cost to be incurred (based on estimated cost)	**4.99 Crores**
5.	Cost incurred on additional/ extra items as on date not included in the estimated cost (table-D)	**NA**

BINAYAK SWAIN
B.E (Civil), M.Tech (Structure), M.I.E
Sh. No-2, First Floor, Gupta Complex, Opp. Huda Off.
Sector-14, Gurugram (HR.)