R.K. & ASSOCIATES
Architects, Engineers, Planners
E-31, Green Park Main, New Delhi - 110016
Phone: 011-26862540 Website: www.rkaindia.net
Email: rka.architects@gmail.com

Annexure A

Architect's Certificate

Report for quarter ending	30-09-2026
Subject	Certificate of progress of construction work

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	1	Project/phase of the project	MVN Athens
	2	Location	Sectro-5 Sohna
	3	Licensed area in acres	1.74375 Acres
	4	Area for registration in acres	1.74375 Acres
	5	HARERA registration no.	63 of 2022
	6	Name of licensee	MVN Infrastructure Private Limited, 27 of 2020 dated 02/10/2020 and dated 27/11/2025 extended upto 30/09/2027
	7	Name of collaborator	NA
	8	Name of developer	MVN Infrastructure Private Limited
2	**Details related to inspection are as under**		
	1	Date of certifying of percentage of construction work/ site inspection	03/10/2026 (70% Completed)
	2	Name of Architect/ Architect s firm	R.K Assocites
	3	Date of site inspection	03-10-2026
3	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No	**Consultants**	**Name**
	1	Site engineer	PREM SINGH
	2	Structural consultant	N N C DESIGN INTERNATIONAL
	3	Proof consultant	
	4	MEP consultant	**Mr. Kukreja**
	5	Site supervisor/incharge	**Mr Vinod Gupta**

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:	03-10-2026
Place:	New Delhi
Council of Architects (CoA) registration valid till (date) :	CA/94/17868
Council of architects (CoA) registration valid till (date) :	31/12/2035

Yours faithfully,

ROHIT GARG
CA/94/17868

Signature & Name (in block letters) with Stamp of Architect Firm/Individual



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Table – A						
Building/ Tower no. (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.)			Nil	Nil	100
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			Nil	Nil	20
3	**MEP**					
	3.1	Mechanical (lifts, ventilation, etc.)		Nil	Nil	20
	3.2	Electrical (conducting, wiring, fixtures, etc.)		Nil	Nil	20
				Nil	Nil	20
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)		Nil	Nil	20
				Nil	Nil	Nil
4	**Finishing**					
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas		Nil	Nil	Nil
	4.2	External (plaster, painting, facade, etc.)	03/10/2026 (70% Completed)	Nil	Nil	Nil

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Sr. No.	**Tasks/ Activity**			**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status				
1	Excavation			Nil	100
2	Laying of foundation			Nil	100
	(i)	Raft		Nil	100
	(ii)	Pile		Nil	Nil
3	Number of basement(s)			Nil	Nil
	(i)	Basement Level 1		Nil	Nil
	(ii)	Basement level 2*		Nil	Nil
4	Waterproofing of the above sub-structure (wherever applicable)			Nil	Nil
	Super-Structure Status			Nil	Nil
5	Total floors in the tower/ building				Tower 1-G+14
6	Total area on each floor				625 sqm
7	Stilt floor/ ground floor				
8	Status of laying of slabs floor wise			Nil	2
	Cumulative number of slabs in the building/ tower laid by end of quarter				2
	Status of construction			Nil	Nil

9	(i)	Walls on floors		Nil		20	
	(ii)	Staircase		Nil		20	
	(iii)	Lift wells along with water proofing		Nil		100	
	(iv)	Lift lobbies/ common areas floor wise		Nil		Nil	
				Nil		Nil	
10	Fixing of door and window frames in flats/ units			Nil		Nil	
11	Status of MEP			Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works		Nil			
	(ii)	Electrical works including wiring		Nil		10	
	(iii)	Plumbing works		Nil		10	
12	Status of wall plastering			Nil		Nil	
	(i)	External plaster		Nil		Nil	
	(ii)	Internal plaster		Nil		Nil	
13	Status of wall tiling			Nil		Nil	
	(i)	In bathroom		Nil		Nil	
	(ii)	In kitchen		Nil		Nil	
14	Status of flooring			Nil		Nil	
	(i)	Common areas		Nil		Nil	
	(ii)	Units/ flats		Nil		Nil	
Sr. No.	**Tasks/ Activity** **Sub-Structure Status**			**Description of work done**		**Percentage of total proposed work**	
15	Status of white washing						
	(i)	Internal walls		Nil		Nil	
	(ii)	External walls		Nil		Nil	
16	Status of finishing			Nil		Nil	
	(i)	Staircase with railing		Nil		Nil	
	(ii)	Lift wells		Nil		Nil	
	(iii)	Lift lobbies/ common areas floor wise		Nil		Nil	
17	Status of installation			Nil		Nil	
	(within flat/unit)			Nil		Nil	
	(i)	Doors and windows panels		Nil		Nil	
	(ii)	Sanitary fixtures		Nil		Nil	
	(iii)	Modular kitchen		Nil		Nil	
	(iv)	Electrical fittings/ lighting		Nil		Nil	
	(v)	Gas piping (if any)		Nil		Nil	
	(other than flat/units)			Nil		Nil	
	(vi)	Lifts installation		Nil		Nil	
	(vii)	Overhead tanks		Nil		Nil	
	(viii)	Underground water tank		Nil		Nil	
	(ix)	Firefighting fitting and equipment's as per CFO NOC		Nil		Nil	
	(x)	Electrical fittings in common areas		Nil		Nil	
	(xi)	Compliance to conditions of environment/ CRZ NOC		Nil		Nil	
18	Waterproofing of terraces			Nil		Nil	

19	Entrance lobby finishing		Nil	Nil
20	Status of construction of compound wall		Nil	Nil



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Table – A

Building/ Tower no. (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.**					
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.)			Nil	Nil	100
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			Nil	Nil	95
3	**MEP**					
	3.1	Mechanical (lifts, ventilation, etc.)		Nil	Nil	Nil
	3.2	Electrical (conducting, wiring, fixtures, etc.)		Nil	Nil	65
				Nil	Nil	65
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)		Nil	Nil	40
				Nil	Nil	40
4	**Finishing**					
	4.1	Paint		Nil	Nil	40
	4.2	External (plaster, painting, facade, etc.)	03/10/2026 (70% Completed)	Nil	Nil	Nil

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Sr. No.	**Tasks/ Activity**			**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status				
1	Excavation			Nil	100
2	Laying of foundation			Nil	100
	(i)	Raft		Nil	100
	(ii)	Pile		Nil	N.A
3	Number of basement(s)			Nil	N.A
	(i)	Basement Level 1		Nil	N.A
	(ii)	Basement level 2*		Nil	N.A
4	Waterproofing of the above sub-structure (wherever applicable)			Nil	Nil
	Super-Structure Status			Nil	Nil
5	Total floors in the tower/ building				Tower 2-G+14
6	Total area on each floor				625 Sqm
7	Stilt floor/ ground floor				
8	Status of laying of slabs floor wise			Nil	14
	Cumulative number of slabs in the building/ tower laid by end of quarter				2
	Status of construction			Nil	

9	(i)	Walls on floors		Nil		100	
	(ii)	Staircase		Nil		100	
	(iii)	Lift wells along with water proofing		Nil		100	
	(iv)	Lift lobbies/ common areas floor wise		Nil		100	
				Nil			
10	Fixing of door frames in flats/ units			Nil		80	
11	Status of MEP			Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works		Nil		Nil	
	(ii)	Electrical works including wiring(conduiting only)		Nil		65	
	(iii)	Plumbing works		Nil		40	
12	Status of wall plastering			Nil		Nil	
	(i)	External plaster		Nil		Nil	
	(ii)	Internal plaster		Nil		Nil	
13	Status of wall tiling			Nil		Nil	
	(i)	In bathroom		Nil		Nil	
	(ii)	In kitchen		Nil		Nil	
14	Status of flooring			Nil		Nil	
	(i)	Common areas		Nil		Nil	
	(ii)	Units/ flats		Nil		Nil	
Sr. No.	**Tasks/ Activity** **Sub-Structure Status**			**Description of work done**		**Percentage of total proposed work**	
15	Status of white washing						
	(i)	Internal walls		Nil		40	
	(ii)	External walls		Nil		Nil	
16	Status of finishing			Nil		Nil	
	(i)	Staircase with railing		Nil		20	
	(ii)	Lift wells		Nil		Nil	
	(iii)	Lift lobbies/ common areas floor wise		Nil		Nil	
17	Status of installation			Nil		Nil	
	(within flat/unit)			Nil		Nil	
	(i)	Doors and windows panels		Nil		Nil	
	(ii)	Sanitary fixtures		Nil		Nil	
	(iii)	Modular kitchen		Nil		Nil	
	(iv)	Electrical fittings/ lighting		Nil		Nil	
	(v)	Gas piping (if any)		Nil		Nil	
	(other than flat/units)			Nil		Nil	
	(vi)	Lifts installation		Nil		Nil	
	(vii)	Overhead tanks		Nil		Nil	
	(viii)	Underground water tank		Nil		100	
	(ix)	Firefighting fitting and equipment's as per CFO NOC		Nil		Nil	
	(x)	Electrical fittings in common areas		Nil		Nil	
	(xi)	Compliance to conditions of environment/ CRZ NOC		Nil		Nil	

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

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Table – A						
Building/ Tower no. (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.**					
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.)			Nil	Nil	100
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			Nil	Nil	Nil
3	**MEP**					
	3.1	Mechanical (lifts, ventilation, etc.)		Nil	Nil	Nil
	3.2	Electrical (conducting, wiring, fixtures, etc.)		Nil	Nil	
				Nil	Nil	Nil
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)		Nil	Nil	Nil
				Nil	Nil	Nil
4	**Finishing**					
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas		Nil	Nil	Nil
	4.2	External (plaster, painting, facade, etc.)	03/10/2026 (70% Completed)	Nil	Nil	Nil

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Sr. No.	**Tasks/ Activity**			**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status				
1	Excavation			Nil	100
2	Laying of foundation			Nil	100
	(i)	Raft		Nil	100
	(ii)	Pile		Nil	Nil
3	Number of basement(s)			Nil	Nil
	(i)	Basement Level 1		Nil	Nil
	(ii)	Basement level 2*		Nil	Nil
4	Waterproofing of the above sub-structure (wherever applicable)			Nil	Nil
	Super-Structure Status			Nil	Nil
5	Total floors in the tower/ building				Tower 3-G+6
6	Total area on each floor				600 sqm
7	Stilt floor/ ground floor				
8	Status of laying of slabs floor wise			Nil	Nil
	Cumulative number of slabs in the building/ tower laid by end of quarter				
	Status of construction			Nil	Nil

9	(i)	Walls on floors		Nil		Nil	
	(ii)	Staircase		Nil		Nil	
	(iii)	Lift wells along with water proofing		Nil		100	
	(iv)	Lift lobbies/ common areas floor wise		Nil		Nil	
				Nil		Nil	
10	Fixing of door and window frames in flats/ units			Nil		Nil	
11	Status of MEP			Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works		Nil		Nil	
	(ii)	Electrical works including wiring		Nil		Nil	
	(iii)	Plumbing works		Nil		Nil	
12	Status of wall plastering			Nil		Nil	
	(i)	External plaster		Nil		Nil	
	(ii)	Internal plaster		Nil		Nil	
13	Status of wall tiling			Nil		Nil	
	(i)	In bathroom		Nil		Nil	
	(ii)	In kitchen		Nil		Nil	
14	Status of flooring			Nil		Nil	
	(i)	Common areas		Nil		Nil	
	(ii)	Units/ flats		Nil		Nil	
Sr. No.	**Tasks/ Activity** **Sub-Structure Status**			**Description of work done**		**Percentage of total proposed work**	
15	Status of white washing						
	(i)	Internal walls		Nil		Nil	
	(ii)	External walls		Nil		Nil	
16	Status of finishing			Nil		Nil	
	(i)	Staircase with railing		Nil		Nil	
	(ii)	Lift wells		Nil		Nil	
	(iii)	Lift lobbies/ common areas floor wise		Nil		Nil	
17	Status of installation			Nil		Nil	
	(within flat/unit)			Nil		Nil	
	(i)	Doors and windows panels		Nil		Nil	
	(ii)	Sanitary fixtures		Nil		Nil	
	(iii)	Modular kitchen		Nil		Nil	
	(iv)	Electrical fittings/ lighting		Nil		Nil	
	(v)	Gas piping (if any)		Nil		Nil	
	(other than flat/units)			Nil		Nil	
	(vi)	Lifts installation		Nil		Nil	
	(vii)	Overhead tanks		Nil		Nil	
	(viii)	Underground water tank		Nil		Nil	
	(ix)	Firefighting fitting and equipment's as per CFO NOC		Nil		Nil	
	(x)	Electrical fittings in common areas		Nil		Nil	
	(xi)	Compliance to conditions of environment/ CRZ NOC		Nil		Nil	
18	Waterproofing of terraces			Nil		Nil	

19	Entrance lobby finishing		Nil	Nil
20	Status of construction of compound wall		Nil	Nil



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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 & pavements	YES		
2	Parking	YES		
	Covered no.	YES		
	Open no.	YES		
3	Water supply	YES		
4	Sewerage (chamber, lines, septic tanks, STP)	YES		
5	Storm water drains	YES		
6	Landscaping & tree plantation	YES		
7	Parks and playgrounds	YES		
	Fixing of children play equipment's	YES		
	Benches	YES		
8	Shopping area	YES		
9	Street lighting/ electrification	YES		
10	Treatment and disposal of sewage and sullage water/ STP	YES	95	03/10/2026 (70% Completed)
11	Solid waste management & disposal	YES		
12	Water conservation, rain water, harvesting, percolating well/ pit	YES		03-10-2026
13	Energy management (solar)	YES		
14	Fire protection and fire safety requirements	YES		
15	Electrical meter room, sub-station, receiving station	YES		
16	Other (option to add more)	NO		
B-2	**Community building to be transferred to RWA**			
17	Community centre	yes		
18	Others	YES		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19	Schools			
20	Dispensary			
21	Club	YES		
22	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23	*			