Architect's Certificate[1]

Report for quarter ending	**30TH SEP 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	Sovereign Next (Phase-I)
2.	Location	Sector-82A, Village - Shikohpur, Tehsil - Manesar, District - Gurugram
3.	Licensed area in acres	326.031 Acres
4.	Area for registration in acres	34519.201 Sq. Mtrs.
5.	HARERA registration no.	280 of 2017 Dated 09.10.2017
6.	Name of licensee	1. M/s Pegasus Infrastructure Pvt. Ltd. 2. M/s Wonder Developers Pvt. Ltd. (Now, Known M/s Vatika One India Next Pvt. Ltd.) 3. M/s Marathon Promoters Pvt. Ltd. (Now, Known M/s Vatika One India Next Pvt. Ltd.)
7.	Name of collaborator	1. M/s Pegasus Infrastructure Pvt. Ltd. 2. M/s Wonder Developers Pvt. Ltd. (Now, Known M/s Vatika One India Next Pvt. Ltd.) 3. M/s Marathon Promoters Pvt. Ltd. (Now, Known M/s Vatika One India Next Pvt. Ltd.) 4. M/s Vatika Limited
8.	Name of developer	M/s Vatika Limited

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

1.	Date of certifying of percentage of construction work/ site inspection	30-09-2026

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

	2.	Name of Architect/ Architect's firm	Rangan Mukherjee
	3.	Date of site inspection	29-09-2026

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Dharamvir Singh
	2.	Structural consultant	M.N. Consultants Private Limited
	3.	Proof consultant	-
	4.	MEP consultant	HVAC -Abid Hussain Consultant Electrical- Kanwar Krishen Associates Private limited PHE-Saviram Engg Consultant Pvt Ltd
	5.	Site supervisor/incharge	-
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: 30-09-2026

Yours faithfully,

Place: Gurugram

RANGAN MUKHERJEE

Council of architects (CoA) registration no. : CA/2003/31471

Rangan Mukherjee
CA/2003/31471

Council of architects (CoA) registration valid till (date) : 2027

For Vatika Limited

Authorised Signatory

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Phase-I**		
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.	**Substructure** (inclusive of excavation, foundation, basements, water proofing, etc.)		195.88	11185.08	100.00%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	19.33	902.51	72.92%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	24.27	973.58	85.16%
	3.3	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	20.47	854.62	81.75%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	41.36	1794.32	78.61%
	4.2	External (piping, pumps and pump room, fixtures.)	31.46	774.66	100.00%

For Vatika Limited

Rangan Mukherjee
CA/2003/31471

Authorised Signatory

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Bulk Excavation	100%
2.	Laying of foundation			
	(i)	Raft	RCC work	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s) 3			
	(i)	Basement Level 1	RCC Work	100%
		Basement level 2*	RCC Work	100%
	(ii)	Basement level 3*	-	100%
4.	Waterproofing of the above sub-structure (wherever applicable)			
	Super-Structure Status		Total floors	114
5.	Total floors in the tower/ building		Total Area(Sq mt)	34519.201
6.	Total area on each floor		-	
7.	Stilt floor/ ground floor			
8.	Status of laying of slabs floor wise		Cumulative Slab casted 210 no of slab casted	100%
	Cumulative number of slabs in the building/ tower laid by end of quarter			
9.	Status of construction			
	(i)	Walls on floors	Block work	89.6%
	(ii)	Staircase	Structure with Plaster	90.5%
	(iii)	Lift wells along with water proofing	-	95.6%

For Vatika Limited

Rangan Mukherjee
CA/2003/31471

Authorised Signatory

	(iv)	Lift lobbies/ common areas floor wise	Structure with Plaster			100%
10.	Fixing of door and window frames in flats/ units		-			89.5%
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	
	(i)	Mechanical works	-			72.92%
	(ii)	Electrical works including wiring	Slab and Wall Conduiting			85.16%
	(iii)	Plumbing works	-			81.75%
12.	Status of wall plastering					
	(i)	External plaster	Cement Plaster			96.10%
	(ii)	Internal plaster	Gyp Plaster			81.5%
13.	Status of wall tiling					
	(i)	In bathroom	-			86.5%
	(ii)	In kitchen	-			86.8%
14.	Status of flooring					
	(i)	Common areas	-			88.5%
	(ii)	Units/ flats	-			89.3%
15.	Status of white washing					
	(i)	Internal walls	NA			82%
	(ii)	External walls	NA			89%
16.	Status of finishing					
	(i)	Staircase with railing	-			88%
	(ii)	Lift wells	-			89%

For Vatika Limited

Rangan Mukherjee
CA/2003/31471

Authorised Signatory

	(iii)	Lift lobbies/ common areas floor wise	-	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	-	85%
	(ii)	Sanitary fixtures	-	88%
	(iii)	Modular kitchen	-	NA
	(iv)	Electrical fittings/ lighting	-	87%
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	-	100%
	(vii)	Overhead tanks	-	100%
	(viii)	Underground water tank	RCC work	100%
	(ix)	Fire fighting fitting and equipments as per CFO NOC	-	100%
	(x)	Electrical fittings in common areas	-	890%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Environmental compliance reports are being submitted twice in a year on a regular basis. CRZ NOC is not applicable.	
18.	Waterproofing of terraces		-	100%
19.	Entrance lobby finishing		-	93%
20.	Status of construction of compound wall		RCC & Brick	100%

Note: (*) extend as per requirement

For Vatika Limited

Rangan Mukherjee
CA/2003/31471

Authorised Signatory

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	100%	-
2.	Parking	Yes	100%	-
	Covered no ----	Yes		-
	Open no ------	Yes		-
3.	Water supply	Yes	100%	-
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	NA	-
5.	Storm water drains	Yes	100%	-
6.	Landscaping & tree plantation	Yes	100%	-
7.	Parks and playgrounds	Yes	100%	-
	Fixing of children play equipment	Yes		-
	Benches	Yes		-
8.	Shopping area	Yes	Nil	-
9.	Street lighting/ electrification	Yes	100%	-
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	-
11.	Solid waste management & disposal	Yes	100%	-
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	-
13.	Energy management (solar)	Yes	Nil	-
14.	Fire protection and fire safety requirements	Yes	100%	-
15.	Electrical meter room, sub-station, receiving station	Yes	100%	-
16.	Other (option to add more)	NA	NA	NA

For Vatika Limited

Rangan Mukherjee
CA/2003/31471

Authorised Signatory

B-2	**Community building to be transferred to RWA**			
17.	Community centre	NA	NA	NA
18.	others	NA	NA	NA
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA	NA	NA
20.	Dispensary	NA	NA	NA
21.	Club	NA	NA	NA
22.	Others	NA	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**	NA	NA	NA
23.	*	NA	NA	NA

Note: (*) extend as per requirement

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471