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	High Street (Phase-I) Now known as V'Lante (Phase-I)
2.	Location	Sector-83, Village-Shikohpur, Tehsil-Manesar, Dist.-Gurugram
3.	Licensed area in acres	182.796 Acres
4.	Area for registration in acres	14918.258 Sq. Mtrs.
5.	HARERA registration no.	263 of 2017 Dated 03.10.2017
6.	Name of licensee	M/s Onkareshwar Properties Pvt. Ltd.
7.	Name of collaborator	M/s Onkareshwar Properties Pvt. Ltd. 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
2.	Name of Architect/ Architect's firm	Rangan Mukherjee
3.	Date of site inspection	29-09-2026

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

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-ARKK Consulting PHE-Saviram Engg. consultant Pvt Ltd Electrical- Kanwar Krishen Associates Pvt Ltd
	5.	Site supervisor/incharge	Arup Kumar Das
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

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

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

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.)		0.00	3635.94	98.41%
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.)	0.00	392.12	63.68%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	0.00	443.58	94.27%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	346.47	75.02%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	276.63	47.29%
	4.2	External (piping, pumps and pump room, fixtures.)	0.00	124.73	28.94%

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

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	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s) 3			
	(i)	Basement Level 1	RCC	100%
		Basement level 2*	RCC	100%
	(ii)	Basement level 3*	RCC	100%
4.	Waterproofing of the above sub-structure (wherever applicable)		-	38%
	Super-Structure Status			
5.	Total floors in the tower/ building		Total Floors	12
6.	Total area on each floor		Total Area (Sqmt)	14918.258
7.	Stilt floor/ ground floor			
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower laid by end of quarter		Cumulative Slab Casted	92.00%
9.	Status of construction			
	(i)	Walls on floors	-	49%
	(ii)	Staircase	-	59%
	(iii)	Lift wells along with water proofing	-	59%
	(iv)	Lift lobbies/ common areas floor wise	-	0.0%

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

10.	Fixing of door and window frames in flats/ units		-		NA	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	
	(i)	Mechanical works	-		63.68%	
	(ii)	Electrical works including wiring	-		96.05%	
	(iii)	Plumbing works	-		75.02%	
12.	Status of wall plastering					
	(i)	External plaster	-		29.56%	
	(ii)	Internal plaster	-		47.29%	
13.	Status of wall tiling					
	(i)	In bathroom	-		NA	
	(ii)	In kitchen	-		NA	
14.	Status of flooring					
	(i)	Common areas	-		NA	
	(ii)	Units/ flats	-		NA	
15.	Status of white washing					
	(i)	Internal walls	-		NA	
	(ii)	External walls	-		NA	
16.	Status of finishing					
	(i)	Staircase with railing	-		0.00%	
	(ii)	Lift wells	-		0.00%	
	(iii)	Lift lobbies/ common areas floor wise	-		0.00%	

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	-	NA
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	-	NA
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	-	0.00%
	(vii)	Overhead tanks	-	0.00%
	(viii)	Underground water tank	-	0.00%
	(ix)	Fire fighting fitting and equipments as per CFO NOC	-	0.00%
	(x)	Electrical fittings in common areas	-	0.00%
	(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		-	0.00%
19.	Entrance lobby finishing		-	0.00%
20.	Status of construction of compound wall		-	30%

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	56%	-
2.	Parking		48%	
	Covered no **216**	Yes		
	Open no **34**	Yes		
3.	Water supply	Yes	42%	-
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	43%	-
5.	Storm water drains	Yes	46%	-
6.	Landscaping & tree plantation	Yes	10%	-
7.	Parks and playgrounds	NA	NA	NA
	Fixing of children play equipment			
	Benches			
8.	Shopping area	NA	NA	-
9.	Street lighting/ electrification	Yes	42%	-
10.	Treatment and disposal of sewage and sullage water/ STP	NA	NA	-
11.	Solid waste management & disposal	NA	NA	-
12.	Water conservation, rainwater, harvesting, percolating well/pit	Yes	0%	-
13.	Energy management (solar)	NA	NA	NA
14.	Fire protection and fire safety requirements	Yes	20%	-
15.	Electrical meter room, sub-station, receiving station	Yes	0%	-
16.	Other (option to add more)	NA	NA	NA
B-2	**Community building to be transferred to RWA**			
17.	Community centre	NA	NA	NA
18.	others	NA	NA	NA

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471

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**			
23.	*	NA	NA	NA

For Vatika Limited

Authorised Signatory

Rangan Mukherjee
CA/2003/31471