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TATHAGAT ARCHITECT & VALUERS

Architects, Interior Designers & Valuers

Office No. 313, 2nd Floor, AKD Tower, Sector-14, Old Delhi Road Gurgaon-122001

Annexure A

Architect's Certificate			
Report for quarter ending			**30th September 2026**
Subject			Certificate of progress of construction work in percentage
1.	**I/We have undertaken assignment as architects for certifying progress of construction work in the above-mentioned project as per the approved plans**		
	Sr. No.	**Particulars**	**Information**
	1.	Project/Phase of the project	ASTER AVENUE 36 PHASE 2
	2.	Location	Sector 36 Sohna, GURUGRAM, HARYANA
	3.	Licensed area in acres	9.6840 Acres
	4.	Area for registration in acres	2.477 Acres
	5.	HARERA registration no.	33 of 2026 Dated 01.06.2026
	6.	Name of licensee	Sh. Ashutosh Verma,S/o Baleshwar Verma, Sh. Mahesh Kumar S/o Hari Chand & M/s 4S Developers Private Limited
	7.	Name of collaborator	M/s 4S Developers Pvt Ltd
	8.	Name of developer	M/s 4S Developers Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	26.10.2026
	2.	Name of Architect/ Architect's firm	Mr. VIKKEY
	3.	Date of site inspection	30.09.2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Sandeep Jangra
	2.	Structural consultant	Mr. Ravi Shanker
	3.	Proof consultant	Mr. Vijay Pushkarana
	4.	MEP consultant	M.J. Engineering Consultants Pvt. Ltd.
	5.	Site supervisor/in charge	Mr. Vikas Kharab
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 : 26.10.2026

yours faithfully,

Place :- Gurugram

VIKKEY
Signature & name withstamp of architect

TATHAGAT ARCHITECT & VALUERS
CA/2017-86236
M. 7988789153
GURUGRAM

Council of architects (CoA) Registration No.:- CA/2017/86236

Council of architects (CoA):registration valid till (date):- 31/12/2028

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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: - 05 Residential**		
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.)		15%	30%	30%
2.	**Super structure** (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		0%	0%	0%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0%	0%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0%	0%	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	0%	0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0%	0%	0%
	4.2	External (plaster, painting, facade, etc.)	0%	0%	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Excavation in Ordinary Soil		100%	
2.	Laying of foundation					
	(i)	Raft	RCC		100%	
	(ii)	Pile	NA			
3.	Number of basement(s)					
	(i)	Basement Level 1	Basement to Ground		0%	
	(ii)	Basement level 2*	NA		0%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		792 Units		0%	
6.	Total area on each floor		Yet to be started		0%	
7.	Stilt floor/ ground floor		Yet to be started		0%	
8.	Status of laying of slabs floor wise		Yet to be started		0%	
	Cumulative number of slabs in the building/ tower..... laid by end of quarter		Yet to be started		0%	
9.	Status of construction					
	(i)	Walls on floors	Yet to be started		0%	
	(ii)	Staircase	Yet to be started		0%	
	(iii)	Lift wells along with water proofing	Yet to be started		0%	
	(iv)	Lift lobbies/ common areas floor wise	Yet to be started		0%	
10.	Fixing of door and window frames in flats/ units		Yet to be started		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Yet to be started		0%	
	(ii)	Electrical works including wiring	Yet to be started		0%	
	(iii)	Plumbing works	Yet to be started		0%	
12.	Status of wall plastering					
	(i)	External plaster	Yet to be started		0%	
	(ii)	Internal plaster	Yet to be started		0%	
13.	Status of wall tiling					
	(i)	In bathroom	Yet to be started		0%	
	(ii)	In kitchen	Yet to be started		0%	
14.	Status of flooring					
	(i)	Common areas	Yet to be started		0%	
	(ii)	Units/ flats	Yet to be started		0%	

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	Yet to be started	0%
	(ii)	External walls	Yet to be started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Yet to be started	0%
	(ii)	Lift wells	Yet to be started	0%
	(iii)	Lift lobbies/ common areas floor wise	Yet to be started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Yet to be started	0%
	(ii)	Sanitary fixtures	Yet to be started	0%
	(iii)	Modular kitchen	Yet to be started	0%
	(iv)	Electrical fittings/ lighting	Yet to be started	0%
	(v)	Gas piping (if any)	Yet to be started	0%
	(other than flat/units)			
	(vi)	Lifts installation	Yet to be started	0%
	(vii)	Overhead tanks	Yet to be started	0%
	(viii)	Underground water tank	Yet to be started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Yet to be started	0%
	(x)	Electrical fittings in common areas	Yet to be started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Yet to be started	0%
18.	Waterproofing of terraces		Yet to be started	0%
19.	Entrance lobby finishing		Yet to be started	0%
20.	Status of construction of compound wall		Yet to be started	0%

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.	Internal roads & pavements	YES	0%	
2.	Parking	YES	0%	
	Covered no.			
	Open no.			
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	YES	0%	
	Fixing of children play equipment's	NO		
	Benches	YES	0%	
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	0%	
12.	Water conservation, rainwater, harvesting, percolating well/ pit	YES	0%	
13.	Energy management (solar)	NO	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) Other (option to add more) A) Site Development (Land Filling and Plantation of Outer Boundary) B) Site Office (Upliftment of Ex Structure) C) Sales Gallery D) Boundary Wall E) Internal Road Temp. Approach to Sale office and Sample Flats	YES YES YES YES YES YES	0% 0% 0% 0% 0%	
B-2	**Community building to be transferred to RWA**			
17.	Community center	YES	0%	
18.	others	NA	0%	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA	0%	
20.	Dispensary	NA	0%	
21.	Club	NA	0%	
22.	Others	YES	0%	
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*	NIL	0%	

Note: (*) extend as per requirement

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