Architect's Certificate[1]			
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	**ARDEN 45**
	2.	Location	Sector-45, Gurugram
	3.	Licensed area in acres	1.025 Acres
	4.	Area for registration in acres	1.025 Acres
	5.	HARERA registration No.	44 of 2024
	6.	Name of licensee	MAHENDER SINGH & MOHIT KUMAR YADAV
	7.	Name of collaborator	UDAY BUILDWELL PVT. LTD.
	8.	Name of developer	UDAY BUILDWELL 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 Architect/ Architect's firm	One Point Design
	3.	Date of site inspection	30th September 2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	SANDEEP KUMAR
	2.	Structural consultant	NNC DESIGN INTERNATIONAL
	3.	Proof consultant	
	4.	MEP consultant	PARADISE CONSULTANTS
	5.	Site supervisor/in charge	ROHIT DAHIYA
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:	**30.09.2026**	Yours faithfully,
Place:	Gurugram	Avanish Vashisth (CA/2018/91670)
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
ARDEN 45 (As on 30.09.2026)	Extent of development carried out till date- **30.06.2026** **Structure-72%** **Overall-53%**	31.10.2026	No Delay	31.10.2026
	Details of development carried out till date Tower A - 80% Tower B - 33%			
	Extent of development Pending **Structure-28%** **Overall- 47%**			

Avanika Vashisth
CA/2018/01670

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

Table A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		TOWER-A		
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.)	0%	90%	90%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	10%	85%	85%
3.	**MEP**			
3.1	Mechanical (lifts, ventilation, etc.)	20%	20%	20%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	05%	05%	05%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	5%	50%	50%
4.	**Finishing**			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	10%	30%	30%
4.2	External (plaster, painting, facade, etc.)	20%	20%	20%

Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation			
2.	Laying of foundation			
	(i)	Raft	95%	95%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	90%	90%
	(ii)	Basement level 2*	100%	100%

Avantika Vashisth
CA/2018/91670

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

4.	Waterproofing of the above sub-structure (wherever applicable)		80%		80 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+4+2BASEMENTS			
6.	Total area on each floor					
7.	Stilt floor/ ground floor		YES			
8.	Status of laying of slabs floor wise		95%		95%	
	Cumulative number of slabs in the building/ tower A laid by end of quarter		5		90%	
9.	Status of construction					
	(i)	Walls on floors	0%		0%	
	(ii)	Staircase	85%		85%	
	(iii)	Lift wells along with water proofing	80%		80%	
	(iv)	Lift lobbies/ common areas floor wise	50%		50%	
10.	Fixing of door and window frames in flats/ units		0%		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works(Fire Fighting)	30%		30%	
	(ii)	Electrical works including wiring	05%		05%	
	(iii)	Plumbing works	30%		30%	
12.	Status of wall plastering					
	(i)	External plaster	20%		20%	
	(ii)	Internal plaster	20%		20%	
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%	
15.	Status of white washing					
	(i)	Internal walls	40%		40%	
	(ii)	External walls	0%		0%	
16.	Status of finishing					
	(i)	Staircase with railing	0%		0%	

Avantika Vasishth
CA/2018/91670

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

	(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	NA	NA
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NA	NA
	(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	0%	0%
	(ix)	Firefighting fitting and equipments as per CFO NOC	0%	0%
	(x)	Electrical fittings in common areas	0%	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC	0%	0%
18.	Waterproofing of terraces		0%	0%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		75%	75%

Avanika Vashisth
CA/2018/91670

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

Table A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		TOWER-B		
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.)	5%	95%	95%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	20%	20%	20%
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%

Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation			
2.	Laying of foundation			
	(i)	Raft	100%	100%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	0%	0%
	(ii)	Basement level 2*	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

4.	Waterproofing of the above sub-structure (wherever applicable)		70%		70 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+1			
6.	Total area on each floor					
7.	Stilt floor/ ground floor		YES			
8.	Status of laying of slabs floor wise		0%		0%	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		2		0%	
9.	Status of construction					
	(i)	Walls on floors	0%		0%	
	(ii)	Staircase	0%		0%	
	(iii)	Lift wells along with water proofing	0%		0%	
	(iv)	Lift lobbies/ common areas floor wise	0%		0%	
10.	Fixing of door and window frames in flats/ units		0%		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0%		0%	
	(ii)	Electrical works including wiring	0%		0%	
	(iii)	Plumbing works	0%		0%	
12.	Status of wall plastering					
	(i)	External plaster	0%		0%	
	(ii)	Internal plaster	0%		0%	
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%	
15.	Status of white washing					
	(i)	Internal walls	0%		0%	
	(ii)	External walls	0%		0%	
16.	Status of finishing					
	(i)	Staircase with railing	0%		0%	

Avanika Vashisht
CA/2018/91670

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

	(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	NA	NA
	(ii)	Sanitary fixtures	NA	NA
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NA	NA
	(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	0%	0%
	(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/ CRZ NOC	0%	0%
18.	Waterproofing of terraces		0%	0%
19.	Entrance lobby finishing		0%	0%
20.	Status of construction of compound wall		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

TABLE-B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	NO		
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	NO		
	Fixing of children play equipment's	NO		
	Benches	YES	0%	
8.	Shopping area	YES	0%	COMMERCIAL
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, rain water, harvesting, percolating well/ pit	NO		
13.	Energy management (solar)	YES	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)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	NO		
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NO		
20.	Dispensary	NO		
21.	Club	NO		
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirements.

Avanika Vashisth
CA/2018/91670

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