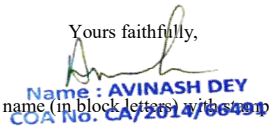
Architect's Certificate*

Report for quarter ending			**Jan'26 - Mar'26**
Subject			
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	**PARAS DEW's -TOWER E & F**
	2.	Location	SECTOR 106, GURGAON
	3.	Licensed area in acres	13.762
	4.	Area for registration in acres	13.762
	5.	HARERA registration No.	Regd. No 118 of 2017, Dated 28-08-2017
	6.	Name of licensee	SEPSET PROPERTIES PVT LTD
	7.	Name of collaborator	N.A
	8.	Name of developer	SEPSET PROPERTIES PVT LTD
2.	**Details**	**related to inspection are as under**	
	1.	Date of certifying of percentage of construction work/ site inspection	
	2.	Name of Architect/ Architect's firm	
	3.	Date of site inspection	
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr.No.	Consultants	Name
	1.	Site engineer	Vinod Yadav
	2.	Structural consultant	CONSTRUCTURE DESIGN PVT LTD
	3.	Proof consultant	N.A
	4.	MEP consultant	AECOM
	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:10.07.2026
Place:Gurgaon
Council of architects (CoA) registration No.
Council of architects (CoA) registration valid till (date)

Yours faithfully,



Signature & name (in block letters) with stamp of architect

Table-A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower -E**	**Tower-F**	**Tower -E**	**Tower-F**	**Tower E & F**
AI	**Cumulative** progress of the project/phase		at the end of the quarter.:- Jan' 2026 to Mar' 2026				
Sr. No.	Project components		**Work** done value during the quarter		**Cumulative** work done value till date		Percentage of work done to the total
1.	Sub **structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0%	0%	100%	100%	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0%	0%	100%	100%	100%
3.	**MEP**		**Tower -E**	**Tower-F**	**Tower -E**	**Tower-F**	
	3.1	Mechanical (lifts, ventilation, etc.)	0%	0%	100%	100%	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	10%	10%	100%	100%	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	10%	10%	100%	100%	100%
4.	**Finish**	**ing**	**Tower -E**	**Tower-F**	**Tower -E**	**Tower-F**	
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	10%	10%	100%	100%	100%
	4.2	External (plaster, painting, facade, etc.)	0%	0%	100%	100%	100%

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

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COA No. CA/2014/66491

	Tasks/ Activity		Description of work done		Percentage of total proposed work	
4.	Waterproofing of thc above sub-structure (wherever applicable)		0%	0%	100%	100%
	Super-Structure Status		**Tower -E**	**Tower-F**	**Tower -E**	**Tower-F**
5.	Total floors in the tower/ building		G+8	G+8	-	-
6.	Total area on each floor		1207 Sqm	840 Sqm	-	-
7.	Stilt floor/ ground floor		471 Sqm	315 Sqm	-	-
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower E & F laid by end of quarter		0%	0%	100%	100%
9.	Status of construction					
	(i)	Walls on floors	0%	0%	100%	100%
	(ii)	Staircase	0%	0%	100%	100%
	(iii)	Lift wells along with water proofing	0%	0%	100%	100%
	(iv)	Lift lobbies/ common areas floor wise	0%	0%	100%	100%
10.	Fixing of door and window frames in flats/ units		0%	0%	100%	100%
			Tower -E	**Tower-E**	**Tower -F**	**Tower-F**
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	100%	N.A	100%	N.A
	(ii)	Electrical works including wiring	100%	100%	100%	100%
	(iii)	Plumbing works	100%	100%	100%	100%
12.	Status	of wall plastering	**Tower -E**		**Tower-F**	
	(i)	External plaster	100%		100%	
	(ii)	Internal plaster	100%		100%	
13.	Status	of wall tiling				
	(i)	In bathroom	100%		100%	
	(ii)	In kitchen	100%		100%	
14.	Status	of flooring				
	(i)	Common areas	100%		100%	
	(ii)	Units/ flats	100%		100%	
15.	Status	of white washing				
	(i)	Internal walls	100%		100%	
	(ii)	External walls	100%		100%	
16.	Status	of finishing				
	(i)	Staircase with railing	100%		100%	

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			TOWER E	TOWER F
	(ii)	Lift wells	100%	100%
	(iii)	Lift lobbies/ common areas floor wise	100%	100%
17.	Status	of installation		
	(within	flat/unit)		
	(i)	Doors and windows panels	100%	100%
	(ii)	Sanitary fixtures	100%	100%
	(iii)	Modular kitchen	0%	0%
	(iv)	Electrical fittings/ lighting	100%	100%
	(v)	Gas piping (if any)	0%	0%
	(other	than flat/units)		
	(vi)	Lifts installation	100%	100%
	(vii)	Overhead tanks	100%	100%
	(viii)	Underground water tank	100%	100%
	(ix)	Firefighting fltting and equipment's as per CFO NOC	100%	100%
	(x)	Electrical fittings in common areas	100%	100%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		100%	100%
19.	Entrance lobby finishing		100%	100%
20.	Status of construction of compound wall		100%	

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	YES	100%	
1.	Internal roads & pavements	YES	100%	
2.	Parking			
	Covered no.....	**213**		
	Open no.....	**33**		
3.	Water supply	YES	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES	100%	
5.	Storm water drains	YES	100%	
6.	Landscaping & tree plantation	YES	100%	
7.	Parks and playgrounds	YES	100%	
	Fixing of children play equipment's	YES	100%	
	Benches	YES	100%	
8.	Shopping area	**100%**		
9.	Street lighting/ electrification	YES	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	YES	100%	
i i.	Solid waste management & disposal	N.A	N.A	
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES	100%	
13.	Energy management (solar)	**N.A**		
14.	Fire protection and fire safety requirements	**100%**		
15.	Electrical meter room, sub-station, receiving station	YES	100%	
16.	Other (option to add more)			
B-2	**Community building to be** transferred to RWA			
17.	Community centre			
18.	Others	-		
B-3	Community buildings not to be transferred to **RWA/competent authority**			
19.	Schools			
20.	Dispensary			
21.	Club			
22.	Others			
B-4	**Services/ facilities** to **be transferred** to **competent authority**			
23.	*			

Note: (*) extend as per requirement

Name : AVINASH DEY
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