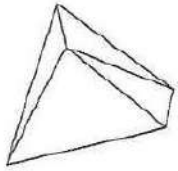


CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS

Architect's Certificate			
Report for quarter ending		July - September 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	Athena – Part
	2.	Location	Site No. 2, Sector 16 Gurugram
	3.	Licensed area in acres	12.206 Acres
	4.	Area for registration in acres	12.206 Acres
	5.	HARERA registration no.	239 of 2017
	6.	Name of licensee	M/s Bestech India Pvt. Ltd, Sh. Dharamendra Bhandari Sh. Sunil Satija
	7.	Name of collaborator	M/s Bestech India Pvt Ltd.
	8.	Name of developer	M/s Bestech India Pvt Ltd.
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction	06.10.2026



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		Percentage of Work Done	86.88%
	2.	Name of Architect/ Architect's Firm	Ms Sapna Kumar, Chapman Taylor India LLP
	3.	Date of site inspection	30.09.2026
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. D. P Kurmi
	2.	Structural consultant	Technical Projects Consultants Pvt Ltd
	3.	Proof consultant	Mr Arvind Gupta
	4.	MEP consultant	Mr Kushank P. Kumar, M/s Kumar Endecon Pvt. Ltd.
	5.	Site supervisor/in charge	Mr. D. P Kurmi
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		



Annexure C



CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS

NEW DELHI STUDIO
A1/54 Lower Ground Floor
Safdarjung Enclave
New Delhi 110029
India
T: +91 11 41019668
E: newdelhi@chapmantaylor.com
www.chapmantaylor.com

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 :

Place :


Sapna Kumar
Yours faithfully,
A1/54 Lower Ground Floor
Safdarjung Enclave New Delhi 110029
Signature & name (in block letters) with stamp of architect

Council of architects (CoA) :
registration no.

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

Udyog Minar Building
Udyog Vihar, Phase-V, Gurugram
Tel.: 2390410, 2397863, 2346764
2342988, 2342613

हरियाणा राज्य औद्योगिक
एवं संरचना विकास
निगम लिमिटेड



Haryana State Industrial And
Infrastructure Development
Corporation Limited

(A State Government Undertaking)

180/00/74/10/IOC/

No. H.S.I.I.D.C./1800

Dated 31-03-2022

BR-VII

[See Code 4.10 (2), (4) and (5)]

To

M/s Brahma Center Development Pvt. Ltd.
Plot no.2, Sector-16,
Gurugram.

Subject: Grant of part Occupation Certificate of Commercial Complex (Office Block – B and Basement I, II, III & IV) in respect of commercial site No. 2, Sector-16, Gurugram.

Whereas M/s Brahma Center Development Pvt. Ltd. has applied for issuance of part occupation certificate on 15.12.2021 in respect of Commercial Complex (Office Block – B and Basement I, II, III & IV) in respect of commercial site No. 2, Sector-16, Gurugram.

The Building Plan Approval Committee (BPAC) has considered your case in the meeting held on 17.02.2022 and 31.03.2022 after considering the technical approval by the Supervising Committee, Head Office dated 14.02.2022, Fire NOC by Fire Station Officer, Municipal Corporation, Gurugram vide memo no. F.S 2022/32 dated 02.02.2022, Structure Stability Certificate by Sh. Jayant Inamdar, Proof Consultant, M. Tech (Structures), License No. 39, Environmental Clearance certificate issued by Chairman, State Environment Impact Assessment Authority, Panchkula, vide letter no. SEIAA/HR/2017/2005 Dated 31.03.2017, Lift Operational certificate vide memo no. 5496-5500, 5501-5504 dated 16.03.2022 issued by Inspector of Lifts, Executive Engineer, Noc for Height Clearance issued by Airport Authority of India vide memo nil dated 24.05.2018

hsiide - your partner in progress

पंजीकृत कार्यालय : नं सी 13-14, सेक्टर-6, पंचकुला 134109

REGD. OFFICE : NO. C 13-14, SECTOR-6, PANCHKULA, TEL. 2590481-83 FAX : 91 (172) 2590474 EMAIL : info@hsiide.org WEBSITE : www.hsiide.org

NEW DELHI OFFICE : TEL: 23347680-81 - 82, FAX : 91 (11) 23347688 E-MAIL : hsiide@vsnl.net

CIN : U29199HR1967SGC034545

and hereby grants permission for part occupation of the office block-B and Basement I, II, III & IV, of the above said building as per description given below:-

Basement -I	=	30702.72 Sq. Mt.
Basement -II	=	30105.01 Sq. Mt.
Basement-III	=	27891.81 Sq. Mt.
Basement-IV	=	27891.81 Sq. Mt.
<u>Office Block-B :-</u>		
Ground Floor	=	1323.614 Sq. Mt.
First Floor	=	782.85 Sq. Mt.
Second Floor	=	1181.184 Sq. Mt.
Third Floor	=	1233.86 Sq. Mt.
Fourth Floor	=	1766.86 Sq. Mt.
Fifth Floor	=	1780.819 Sq. Mt.
Sixth Floor	=	1766.86 Sq. Mt.
Seventh Floor	=	1766.86 Sq. Mt.
Eighth Floor	=	1766.86 Sq. Mt.
Ninth Floor	=	1781.152 Sq. Mt.
Tenth Floor	=	1766.86 Sq. Mt.
Eleventh Floor	=	1766.86 Sq. Mt.
Twelfth Floor	=	1766.86 Sq. Mt.
Thirteenth Floor	=	1780.819 Sq. Mt.
Fourteen Floor	=	1766.86 Sq. Mt.
Fifteen Floor	=	1766.86 Sq. Mt.
Sixteen Floor	=	1766.86 Sq. Mt.
Seventeen Floor	=	1780.819 Sq. Mt.
Eighteen Floor	=	1766.86 Sq. Mt.
Nineteen Floor	=	1591.557 Sq. Mt.
Twenty Floor	=	1591.557 Sq. Mt.
Terrace	=	341.623 Sq. Mt. (Mumty & M. Room Only.)

The above permission is granted with the following conditions:-

1. All the exit and entry shall be kept hindrance free for Public movement.
2. The building shall be used for the purposes for which the part occupation certificate is being granted and in accordance with the uses and terms & conditions defined in the approved zoning Regulations/ Zoning Plan. Any violations of this condition shall render this part occupation certificate null and void.
3. You will not undertake any further construction or alterations without the prior permission of the Competent Authority in this applied area.

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4. That provision of parking shall be made within the area earmarked / designated for parking in the plot / premise and no vehicle shall be allowed to park outside the premise.
5. That you shall maintain rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
6. That you shall be responsible for ensuring safety of men/ workers working in the area for which Occupation Certificate is yet to be applied.
7. You will also be responsible for the provision of structural stability and fire safety in the building.
8. The fee/ dues deposited by the applicant are also subject to Audit and reconciliation of Account.
9. That you will deposit Cess @ 1 % of the estimated cost of construction to Deputy Director, Industrial Safety & Health, Labour Department Haryana as applicable under the building and other Construction Workers Welfare Cess Act, 1996 as amended from time to time.
10. Further, you will install Solar Photovoltaic Power Plant (if applicable) for the building which should be in accordance with the order bearing No. 22/52/2005 5 Power dated 21.03.2016 issued by Renewable Energy Department, Haryana and as amended from time to time.
11. That you shall comply with all the stipulations mentioned in the Environment clearance issued by the Chairman, State Environment Impact Assessment Authority, Panchkula, vide letter no. SEIAA/ HR/2017/2005 DATED 31.03.2017 You shall obtain clearance /NOC from the Ministry of Environment and Forest as per provision of the notification no. S. O. 1533 (E) dated 14.09.2006 issued by Ministry of Environment and Forest Govt. of India as amended time to time (if applicable).
12. The allottee shall strictly comply with Code 6.5 of Haryana Building Code 2017(as amended from time to time).
13. The allottee shall submit final rating from GRIHA at the time of applying for Occupation Certificate of the complete Building.

For Haryana State Indl. & infra. Dev. Corpn. Ltd.


HDM
Prepared by


ATP
Checked


Divisional Town Planner
HSIIDC, Gurugram

A Copy is forwarded to the following for information and further necessary action: -

1. The Senior Town Planner, HSIIDC, C-13 & 14, Sector- 6, Panchkula.
2. General Manager, Estate Division, HSIIDC, Udyog Vihar – Gurugram.
3. AGM, Engg. Division, HSIIDC, Udyog Vihar – Gurugram.
4. Fire Station Officer, Gurugram with reference to their letter No./FS/2022/32, Dated 02.02.2022.
5. Deputy Director, Industrial (Health & Safety), Gurugram, for charging Cess from the allottee.
6. ADC Gurugram cum CPO, Haryana Renewable Energy Development agency (HAREDA).
7. Ministry of Environment and Forest officer, Old railway Road, Shanti Nagar, Shivaji Nagar, Sector-11, Gurugram.
8. General Manager, Airports Authority of India, Regional Head Quarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037 w.r.t NOC Id no./PALM/NORTH/B/052418/309151, dated 24.05.2018.
9. Executive Engg. Electrical Inspectorate, Haryana, Gurugram-II, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector- 39, Gurugram w.r.t. GO 30909 – 30917 / L-22.
10. Architect Sapna Kumar, A1/54, Lower Ground Floor, Safdarjung Enclave, New Delhi w.r.t. their application dated 15.12.2021.

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To

Date : 03.04.2023

The Divisional Town Planner
HSIIDC, Udyog Vihar,
Gurgaon (Haryana)

Subject: Request for Grant of Completion Certificate of Commercial Complex on Plot no.2, Sector 16 Gurgaon being developed by M/s Brahma Center Development Pvt. Ltd. in collaboration with M/s Bestech India Pvt. Ltd.

Dear Sir/Madam,

With reference to the above mentioned subject, we would like to inform you that we have developed a Commercial Complex on the land measuring 12.206 acres at Plot No.2, Sector-16, Gurgaon. On this, we have developed two Towers and four Basements. The partial completion certificate of office tower (B) and four Basements have already been issued by your office vide letter No. HSIIDC/ IPD/UV/34/ID/IDC /1800 dated 31-03-2022

Now we are applying the Grant of Completion Certificate of Retail Tower (A) duly marked in blue colour in the attached two sets of completion drawings/Plans are attached along with that we hereby submitting the following documents:-

1. Form : BR-IV(B)
2. Form : BR-V(A2)
3. Form : BR-VI
4. Form : GRIHA Certificate for 5 Star Rating
5. Form : Copy of Partial Occupation Certificate
6. Form : Fire NOC
7. Form : Structure Stability Certificate along with the degrees of Structure Engineer
8. Form : Lift NOC
9. Form : Installation report of Generators for Power Backup
10. Form : Airport Authority of India NOC for Height Clearance
11. Form : Photographs of the site duly signed by owner and architect
12. Form : BR- V(2)
13. Inspection report of the Architect
14. Copy of Council of Architect
15. Copy of the GPA
16. Copy of approved Zoning Plan, Possession letter, allotment letter,
17. Copy of Environmental Clearance Certificate
18. Affidavit duly Notarized
19. Installation, testing and commissioning of solar Panel
20. Two Sets of as built drawings along with one CD

Reviewed
03/04/2023

BESTECH INDIA PVT. LTD.

Corporate Office:
Bestech House, 51, Sector-44, Gurgaon - 122002, Haryana, INDIA
Telephone: +91(124) 454 0000, 481 4000 Fax: +91(124) 454 0033
info@bestechgroup.com CIN NO : U99999DL2001PTC110996

Regd. Office:
Office No. 5D, 5th Floor, Aria Signature Office,
JW Marriott Hotel Delhi Aerocity,
Hospitality District. Near IGI Airport, New Delhi - 110037