Architect's Certificate[1]

Report for quarter ended	30th 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	Elevate Phase – II
2.	Location	Village Behrampur, Sector-59, Gurugram
3.	Licensed area in acres	8.91875
4.	Area for registration in acres	2.97
5.	HARERA registration no.	27 of 2021
6.	Name of licensee	License no. 16 of 2008 : 1) BTVS Buildwell Pvt. Ltd. 2) Adson Software Pvt. Ltd. 3) Bulls Realtors Pvt. Ltd. 4) Commander Realtors Pvt. Ltd. 5) Fiverivers Developers Pvt. Ltd. 6) Fiverivers Townships Pvt. Ltd. 7) Ornamental Realtors Pvt. Ltd. 8) Aspirant Builders Pvt. Ltd.

Associates P... New...

Zahid Ahmad, Architect
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			License no. 28 of 2008 : 1) BTVS Buildwell Pvt. Ltd. 2) Golden View Builders Pvt. Ltd. 3) Hi Energy Realtors Pvt. Ltd. 4) Base Exports Pvt. Ltd. 5) Adson Software Pvt. Ltd. 6) Bulls Realtors Pvt. Ltd. 7) Commander Realtors Pvt. Ltd. 8) Fiverivers Developers Pvt. Ltd. 9) Ornamental Realtors Pvt. Ltd. 10) Aspirant Builders Pvt. Ltd. License no. 44 of 2011 : 1) Commander Realtors Pvt. Ltd. 2) BTVS Buildwell Pvt. Ltd. 3) Golden View Builders Pvt. Ltd. 4) Hi Energy Realtors Pvt. Ltd. 5) Base Exports Pvt. Ltd. 6) Adson Software Pvt. Ltd. 7) Bulls Realtors Pvt. Ltd. 8) Fiverivers Buildcon Pvt. Ltd.
	7.	Name of collaborator	Heritage Max Realtech Pvt. Ltd.
	8.	Name of developer	Heritage Max Realtech 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	Arcop associates Private Limited
	3.	Date of site inspection	30th September 2026
.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**

Labib Alam, Architect
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	1.	Site engineer	Mohammad Azhar
	2.	Structural consultant	Vintech Consultant (Mr. Vinod Jain)
	3.	Proof consultant	Mehro Consultants
	4.	MEP consultant	Sanelac Consultants Pvt Ltd
	5.	Site supervisor/incharge	Mohammad Azhar
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 : 12-10-2026

Yours faithfully,

Place : N. DELHI

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

Habib Alam, Architect
Council of Architecture
Registration No.: CA/2001/27447

Council of architects (CoA) registration no. : CA/2001/27447

Council of architects (CoA) registration valid till (date) : 31-12-2027

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower-D**		
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	24.0	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	39	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.79	11.8	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0.48	7.9	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.38	9.0	100%

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4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.81	12.9	100%
	4.2	External (plaster, painting, facade, etc.)	0.91	6.8	100%

Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation		Complete	100 %
2.	Laying of foundation			
	(i)	Raft	Complete	100 %
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	Structure under Tower Footprint Complete	100%
	(ii)	Basement level 2*	Structure under Tower Footprint Complete	100%
4.	Waterproofing of the above sub-structure (wherever applicable)		Above deck waterproofing	100%
	Super-Structure Status			
5.	Total floors in the tower/ building		1Stilt+1Service Floor + 33 Apt Floors	100%
6.	Total area on each floor		769 Sqm	

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7.	Stilt floor/ ground floor		Structure Tower Entrance	100%
8.	Status of laying of slabs floor wise		Upto terrace Level Completed	100%
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		Total Slabs 1Stilt+1Service Floor+33 Apt Floor	100%
9.	Status of construction			
	(i)	Blockwork	100% Completed	100%
	(ii)	Staircase Concreting upto Terrace Slab	100% Completed	100%
	(iii)	Lift Well including Machine room	100% Completed	100%
	(iv)	Structure lift lobbies and other common area upto 33 Floor	100% Completed	100%
10.	Fixing of door and window frames in flats/ units		100%Completed	100%
11.	Status of MEP		Internal (within flat)	External works
	(i)	NA	NA	NA
	(ii)	Apartment Electrical Wiring	100%Completed	100%
	(iii)	UPVC/ RWP Piping	100%Completed	100%
12.	Status of wall plastering			
	(i)	RCC External Wall	NA	NA
	(ii)	Gypsum Plaster	100% (Completed)	100%
13.	Status of wall tiling			
	(i)	Bathroom Tiles	100%Completed	100%
	(ii)	Kitchen Wall Tile	100%Completed	100%

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14.	Status of flooring			
	(i)	Lift Lobby Flooring	100%Completed	100%
	(ii)	Apt Stone Flooring	100%Completed	100%
15.	Status of white washing			
	(i)	Apartment Prefinal Paint	100%Completed	100%
	(ii)	Putty+1stCoat+2nd Coat	100%Completed	100%
16.	Status of finishing			
	(i)	MS Railing		100% Completed in staircase
	(ii)	Lift Well HO for Lift Installation	100% Completed	100%
	(iii)	Lobby Wall Tiling	55% Completed	100%
17.	Status of installation			
	(within flat/unit)			
	(i)	UPVC Windows	100%Completed	100%
	(ii)	Bathroom Chinaware	100%Completed	100%
	(iii)	Modular Kitchen Cabinet Installation (Without Panels)	100%Completed	100%
	(iv)	Switch & Sockets	100%Completed	100%
	(v)	NA	NA	NA
	(other than flat/units)			
	(vi)	Guide Rail+ Floor Door+ Car Installation	100%Completed	100%
	(vii)	RCC Work	100% Completed	100%
	(viii)	RCC Work	100% Completed	100%
	(ix)	Fire Pump Installation	100% Completed	100%
	(x)	Staircase & Lobby Wiring	100% Completed	100%

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	(xi)	Six Monthly Compliance	100 %Completed	100 %
18.	Waterproofing of terraces		PU Waterproofing	100% Completed
19.	Entrance lobby finishing		Gypsum False ceiling	0% Completed
20.	Status of construction of compound wall		Boundary Wall RCC and Brick Work	100% Completed

Note: (*) extend rows as per requirement.

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Table – B Tower-D

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	100 %	
2.	Parking	Yes		
	Covered no.	Yes		
	Open no.	Yes		
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	0 %	
	Benches	Yes	100 %	
8.	Shopping area	Yes	100 %	
9.	Street lighting/ electrification	Yes	100 %	
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	Yes	100 %	
13.	Energy management (solar)	Yes	100 %	
14.	Fire protection and fire safety requirements	Yes	100 %	
15.	Electrical meter room, sub-station, receiving station	Yes	0 %	
16.	Other (option to add more)	NA		
B-2	**Community building to be transferred to RWA**			

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Council of Architecture
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17.	Community centre	Yes	0%	
18.	others	NA		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA		
20.	Dispensary	NA		
21.	Club	Yes	100 %	
22.	Others	NA		
B-4	**Services/ facilities to be transferred to competent authority**	NA		
23.	*			

Note: (*) extend as per requirement

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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-E**		
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	24.0	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	36	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.71	9.3	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0.61	8.8	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.65	9.6	100%
4.	**Finishing**				

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	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.71	11.5	100%
	4.2	External (plaster, painting, facade, etc.)	0.68	5.9	100%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
21.	Excavation		Complete	100 %
22.	Laying of foundation			
	(iii)	Raft	Complete	100 %
	(iv)	Pile	NA	NA
23.	Number of basement(s)			
	(iii)	Basement Level 1	Structure under Tower Footprint Complete	100%
	(iv)	Basement level 2*	Structure under Tower Footprint Complete	100%
24.	Waterproofing of the above sub-structure (wherever applicable)		Above deck waterproofing	100%
	Super-Structure Status			
25.	Total floors in the tower/ building		1Stilt+1Service Floor + 31 Apt Floors	100%
26.	Total area on each floor		785 Sqm	
27.	Stilt floor/ ground floor		Structure Tower Entrance	100%

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28.	Status of laying of slabs floor wise		Upto terrace Level Completed	100%
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		Total Slabs 1Stilt+1Service Floor+31 Apt Floor	100%
29.	Status of construction			
	(v)	Blockwork	100% Completed	100%
	(vi)	Staircase Concreting upto Terrace Slab	100% Completed	100%
	(vii)	Lift Well including Machine room	100% Completed	100%
	(viii)	Structure lift lobbies and other common area upto 31 Floor	100% Completed	100%
30.	Fixing of door and window frames in flats/ units		100 %Completed	100%
31.	Status of MEP		Internal (within flat)	External works
	(iv)	NA	NA	NA
	(v)	Apartment Electrical Wiring	100 %Completed	100%
	(vi)	UPVC/ RWP Piping	100% Completed	100%
32.	Status of wall plastering			
	(iii)	RCC External Wall	NA	NA
	(iv)	Gypsum Plaster	100% (Completed)	100%
33.	Status of wall tiling			
	(iii)	Bathroom Tiles	100 %Completed	100%
	(iv)	Kitchen Wall Tile	100 %Completed	100%
34.	Status of flooring			
	(iii)	Lift Lobby Flooring	100 %Completed	100%

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	(iv)	Apt Stone Flooring	100 %Completed	100%
35.	Status of white washing			
	(iii)	Apartment Prefinal Paint	100 %Completed	100%
	(iv)	Putty+1st Coat+2nd Coat	100 %Completed	100%
36.	Status of finishing			
	(iv)	MS Railing		100% Completed in staircase
	(v)	Lift Well HO for Lift Installation	100% Completed	100%
	(vi)	Lobby Wall Tiling	100 %Completed	100%
37.	Status of installation			
	(within flat/unit)			
	(xii)	UPVC Windows	100%Completed	100%
	(xiii)	Bathroom Chinaware	100%Completed	100%
	(xiv)	Modular Kitchen Cabinet Installation (Without Panels)	100%Completed	100%
	(xv)	Switch & Sockets	100%Completed	100%
	(xvi)	NA	NA	NA
	(other than flat/units)			
	(xvii)	Guide Rail+ Floor Door+ Car Installation	100%Completed	100%
	(xviii)	RCC Work	100% Completed	100%
	(xix)	RCC Work	100% Completed	100%
	(xx)	Fire Pump Installation	100%Completed	100%
	(xxi)	Staircase & Lobby Wiring	100%Completed	100%
	(xxii)	Six Monthly Compliance	100%Completed	100%
38.	Waterproofing of terraces		PU Waterproofing	100% Completed

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39.	Entrance lobby finishing	Gypsum False ceiling	0% Completed
40.	Status of construction of compound wall	Boundary Wall RCC and Brick Work	100% Completed

Note: (*) extend rows as per requirement.

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Table – B Tower E

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	100%	
2.	Parking	Yes	0 %	
	Covered no.	Yes	100%	
	Open no.	Yes	100%	
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	Yes	100%	
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Solid waste management & disposal	Yes	100%	
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	Yes	100%	
14.	Fire protection and fire safety requirements	Yes	100%	
15.	Electrical meter room, sub-station, receiving station	Yes	100%	
16.	Other (option to add more)	NA		
B-2	**Community building to be transferred to RWA**			

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Registration No.: CA/2001/27447

17.	Community centre	Yes	0 %	
18.	others	NA		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA		
20.	Dispensary	NA		
21.	Club	Yes	100 %	
22.	Others	NA		
B-4	**Services/ facilities to be transferred to competent authority**	NA		
23.	*			

Note: (*) extend as per requirement

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