ARCH. KUMUD KANCHAN
Architecture & Valuation
Planning, Interior & Exterior Designer,
Project Consultant

Office Address:-
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Annexure A

Architect's Certificate[1]			
Report for period			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	Vedatam
	2.	Location	Sector-14, Gurugram
	3.	Licensed area in acres	4.15625 Acres
	4.	Area for registration in acres	4.15625 Acres
	5.	HARERA registration No.	RC/REP/HARERA/GGM/927/659/2025/30
	6.	Name of licensee	M/s SPJ Properties Pvt. Ltd.
	7.	Name of collaborator	M/s SPJ Properties Pvt. Ltd.
	8.	Name of developer	M/s SPJ Properties Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	15.10.2026
	2.	Name of Architect/ Architect‟s firm	Mrs Kumud Kanchan
	3.	Date of site inspection	12.10.2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Kuldeep Dhar
	2.	Structural consultant	Mr. Kamal Sabarwal
	3.	Proof consultant	Mr. Hari Om Ghera
	4.	MEP consultant	Sunil Narine
	5.	Site supervisor/incharge	Deepak Kumar
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:	15/10/2026	Yours faithfully,

KUMUD KANCHAN

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ANNEXURE A

Place:	Gurgaon	
Council of Architects (CoA) registration No:	CA/2006/37532	
Council of architects (CoA) registration valid till (date) :	31-12-2035	

Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Vedatam**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (Lacs)**	**Cumulative work done value till date (Lacs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		832.58	3,492.51	82.00%
2. 80	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0.00	0.00	0.00%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.00	0.00	0.00%
	3.2	Electrical (conduiting, wiring, fixtures,	0.00	0.00	0.00%

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ANNEXURE A

		etc.)			
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	0.00	0.00%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	0.00	0.00%
	4.2	External (plaster, painting, facade, etc.)	0.00	0.00	0.00%

Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation		Work in Progress	92.00%
2.	Laying of foundation			
	(i)	Raft	Work in Progress	70.00%
	(ii)	Pile	D-Wall	100.00%
	(iii)	Barricading	Work in progress	100.00%
3.	Number of basement(s)			
	(i)	Basement Level 1	Work in Progress	0.00%
	(ii)	Basement level 2	Work in Progress	0.00%

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ANNEXURE A

4.	(iii)	Basement level 3	Work in Progress		45.00%	
5.	Waterproofing of the above sub-structure (Basement 3)		Work in Progress		80.00%	
	Super-Structure Status					
6.	Total floors in the tower/ building		Work in Progress		0.00%	
7.	Total area on each floor (Carpet Area of complete tower)		Work in Progress		0.00%	
8.	Stilt floor/ ground floor		Work in Progress		0.00%	
9.	Status of laying of slabs floor wise		Work in Progress		0.00%	
	Cumulative number of slabs in the building/ tower					
10.	Status of construction					
	(i)	Walls on floors	Work in Progress		0.00%	
	(ii)	Staircase	Work in Progress		0.00%	
	(iii)	Lift wells along with water proofing	Work in Progress		0.00%	
	(iv)	Lift lobbies/ common areas floor wise	Work in Progress		0.00%	
11.	Fixing of door and window frames in flats/ units		Work in Progress		0.00%	
12.	Status of MEP					
	(i)	Mechanical works	Work in Progress	0.00%	Work in Progress	0.00%
	(ii)	Electrical works including wiring	Work in Progress	0.00%	Work in Progress	0.00%
	(iii)	Plumbing works	Work in Progress	0.00%	Work in Progress	0.00%
13.	Status of wall plastering					

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ANNEXURE A

	(i)	External plaster	Work in Progress	0.00%
	(ii)	Internal plaster	Work in Progress	0.00%
14.	Status of wall tiling			
	(i)	In bathroom	Work in Progress	0.00%
	(ii)	In kitchen	Work in Progress	0.00%
15.	Status of flooring			
	(i)	Common areas	Work in Progress	0.00%
	(ii)	Units/ flats	Work in Progress	0.00%
16.	Status of white washing			
	(i)	Internal walls	Work in Progress	0.00%
	(ii)	External walls	Work in Progress	0.00%
17.	Status of finishing			
	(i)	Staircase with railing	Work in Progress	0.00%
	(ii)	Lift wells	Work in Progress	0.00%
	(iii)	Lift lobbies/ common areas floor wise	Work in Progress	0.00%
18.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Work in Progress	0.00%
	(ii)	Sanitary fixtures	Work in Progress	0.00%
	(iii)	Modular kitchen	Work in Progress	0.00%
	(iv)	Electrical fittings/ lighting	Work in Progress	0.00%
	(v)	Gas piping (if any)	Work in Progress	0.00%

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	(other than flat/units)			
	(vi)	Lifts installation	Work in Progress	0.00%
	(vii)	Overhead tanks	Work in Progress	0.00%
	(viii)	Underground water tank	Work in Progress	0.00%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Work in Progress	0.00%
	(x)	Electrical fittings in common areas	Work in Progress	0.00%
	(xi)	Compliance to conditions of environment/ CRZ NOC	Work in Progress	0.00%
19.	Waterproofing of terraces		Work in Progress	0.00%
20.	Entrance lobby finishing		Work in Progress	0.00%
21.	Status of construction of compound wall		Work in Progress	0.00%

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	0.00%	
2.	Parking	Yes	0.00%	
3.	Water supply	Yes	0.00%	
4.	Sewerage (chamber, lines, septic tanks)	Yes	0.00%	

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5.	Storm water drains	Yes	0.00%	
6.	Landscaping & tree plantation	Yes	0.00%	
7.	Parks and playgrounds	No	NA	
8.	Shopping area	Yes	0.00%	
9.	Street lighting/ electrification	Yes	0.00%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0.00%	
11.	Solid waste management & disposal	Yes	0.00%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0.00%	
13.	Energy management (solar)	Yes	0.00%	
14.	Fire protection and fire safety requirements	Yes	0.00%	
15.	Electrical meter room, sub-station, receiving station	Yes	0.00%	
16.	Under Ground Water Tank	Yes	0.00%	
17.	Others	NA	NA	
B-2	**Community building to be transferred to RWA**			
18.	Community Centre	NA	NA	
19.	Others	NA	NA	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
20.	Schools	NA	NA	
21.	Dispensary	NA	NA	
22.	Club	NA	NA	
23.	Others	NA	NA	

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ANNEXURE A

B-4	**Services/ facilities to be transferred to competent authority**			
24.	NA	NA	NA	

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