Reza Kabul
ARCHITECTS PVT.LTD.

Architect's Certificate*			
Report for quarter ending			JUL-SEP-2026
Subject			Certificate of progress of construction work
1.	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	Ananta Vilasa 2.0
	2.	Location	GH4, Sector 28, Urban Estate Gurgaon II
	3.	Licensed area in acres	2296.9657 Sq. Mtr
	4.	Area for registration in acres	0.5676 Acres
	5.	HARERA registration no.	RC/REP/HARERA/GGM/947/697/2025/50 Dated 14-.05-2025
	6.	Name of licensee	Allotted By Haryana Sherei Vikas Pradhikaran
	7.	Name of collaborator	N/A
	8.	Name of developer	MNB Build fab Private Limited
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	09.10.2026
	2.	Name of Architect/ Architect's firm	M/s. Reza Kabul Architects Pvt. Ltd.
	3.	Date of site inspection	09.10.2026
3.	Following technical professionals are appointed by promoters: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	M/s. Colliers International (India) Property Services Pvt. Ltd.
	2.	Structural consultant	AKB Consultant
	3.	Proof consultant	IIT Mumbai
	4.	MEP consultant	MKG Engineering Pvt. Ltd.
	5.	Site supervisor/in charge	M/s. Colliers International (India) Property Services Pvt. Ltd.

PLOT NO. 78-A, 2ND FLOOR, TURNER ROAD, BANDRA (WEST), MUMBAI - 400 050.
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CIN NO : U74210MH1996PTC104306

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.

Thanking you,

Mitalee Upadhyay
(Sr. Associate Architect)
Certified For,
Reza Kabul Architects Pvt. Ltd.

October 12, 2026

PART – A – PHYSICAL PROGRESS (PERIOD – JUL-SEP-2026)

1. Schedule of physical progress at the end of the quarter plot wise (in case of plotted colony)

Block No.	No. of plots	Tentative completion date of services	Estimated no. of plots for which laying down of services complete at the end of the quarter	Actual no. of plots for which laying down of services complete at the end of the quarter	Variance	Remarks
Block 1						
Block 2						
Block 3			----N/A----			
Block 4						
Block 5						
Total plots						

2. Schedule of physical progress at the end of the quarter apartment/ unit wise (in case of group housing and commercial)

Tower No.	No. of units	Tentative completion date	Estimated no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter	Actual no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter	Variance	Remarks
Tower 1	60	30-04-2030	0	0	0	0
Total units	**60**	**30-04-2030**	**0**	**0**	**0**	**0**

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3.	**Schedule of physical progress stage wise at the end of the quarter for each tower** (in case of group housing and commercial)						
	Sr. No.	**Particulars**		**Estimated physical progress %**	**Actual physical progress %**	**Variance**	**Remarks**
	1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)		100%	82.33%	(-) 17.67%	Catching up after major delays due to rain in the monsoon.
	2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		53.33%	0%	(-) 53.33%	It shall start after Sub Structure is complete.
	3.	MEP					
		(i)	Mechanical (lifts,ventilation, etc.)	0	0	0	0
		(ii)	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0	0
		(iii)	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0	0
	4.	Finishing					
		(i)	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0	0
		(ii)	External (plaster,painting, facade, etc.)	0	0	0	0

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4. **Schedule of physical progress of infrastructure and services at the end of the quarter**

Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
1.	Roads and Pavements	14.29%	0	(-) 14.29%	Shall start once Sub structure completes.
2.	Parking	0	0	0	0
3.	Water Supply	16.67%	0	(-) 16.67%	Shall start once Sub structure completes.

5. **Schedule of physical progress of infrastructure and services at the end of the quarter**

Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
4.	Sewerage	16.67%	0	(-) 16.67%	Shall start once Sub structure completes.
5.	Electrification	10%	0	(-) 10%	Shall start once Sub structure completes.
6.	Storm Water drainage	16.67%	0	(-) 16.67%	Shall start once Sub structure completes.
7.	Parks and Play grounds	0	0	0	
8.	Street Light	0	0	0	
9.	Renewable energy system	0	0	0	
10.	Security and Firefighting services	10%	0	(-) 10%	Shall start once Sub structure completes.
11.	STP	0	0	0	
12.	Underground tank	0	0	0	

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	13.	Rain water harvesting	0	0	0	
	14.	Electrical sub station	0	0	0	
	Community building to be transferred to RWA					
	15.	Community centre		--N/A--		
	Community sites to be sold to third party or to be retained by promoter or to be transferred to competent authority					
	16.	Schools		N/A		
	17.	Club house		N/A		
	18.	Hospital and dispensary		N/A		
	19.	Shopping area		N/A		
	20.	Others		N/A		

Overall Physical Progress planned till 30.09.2026 = 28.90%

Actual Physical Progress achieved till 30.09.2026 = 8.19%

Thanking You,

REZA KABUL ARCHITECTS PVT. LTD. Mumbai

Mitalee Upadhyay
(Sr. Associate)
Certified for,
Reza Kabul Architects Pvt. Ltd.

October 13, 2026