TATHAGAT ARCHITECT & VALUERS

313, 2ND FLOOR, AKD TOWER, SECTOR-14, GURGAON-122001

Architect's Certificate*

Report for quarter ending	September 2024
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	Commercial/ Phase I (Towers 1B, 1C, 2A, 2B & 2C)
2.	Location	Sector 109, Village Pawala Khusrupur, District-Gurugram
3.	Licensed area in acres	5.90 Acres
4.	Area for registration in acres	3.216 Acres
5.	HARERA registration no.	333/2017
6.	Name of licensee	Citra Properties Limited License No. 43/2012
7.	Name of collaborator	N. A
8.	Name of developer	Citra Properties Limited,

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	7th October 2024
2.	Name of Architect/ Architect's firm	TATHAGAT ARCHITECT & VALUERS AR. VIKKEY, CA/2017/86236 Mob. : 7988789153 H. No.-2054, Sector-2, Bahadurgarh (HR)
3.	Date of site inspection	7th October 2024

* On the letter head of the architect firm

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr Sandeep Chauhan
	2.	Structural consultant	M/s BMSF Design Consultant Pvt. Ltd.
	3.	Proof consultant	
	4.	MEP consultant	M/s One Design (PL& FF), M/s Ampower Consultancy Services (El & HVAC)
	5.	Site in charge	Mr Surender 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	7th October 2024	Yours faithfully,
Place	Gurugram	
Council of architects (CoA) registration no.	TATHAGAT ARCHITECT & VALUERS AR. VIKKEY, CA/2017/86236 Mob.: 7988789153 H. No.-2054, Sector-2, Bahadurgarh (HR)	
Council of architects (CoA) registration valid till (date)		

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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**1B**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (Lac)**	**Cumulative work done value till date (Lac)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		00	203	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		00	206	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	9.36	177.96	100%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	4.2	70.19	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	3.12	78.04	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	3.32	66.49	100%
	4.2	External (plaster, painting, facade, etc.)	0.07	1.45	100%

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Sr. No.	Tasks/ Activity	Description of work done	Percentage of total proposed work
	Sub-Structure Status		

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1.	Excavation			Completed		100%
2.	Laying of foundation					
	(i)	Raft		Completed		100%
	(ii)	Pile				NA
3.	Number of basement(s)					
	(i)	Basement Level 1		Completed		100%
	(ii)	Basement level 2		Completed		100%
	(iii)	Basement level 3		Completed		100%
4.	Waterproofing of the above sub-structure (wherever applicable)			Completed		100%
	Super-Structure Status					
5.	Total floors in the tower/ building			Completed		100%
6.	Total area on each floor			Completed		100%
7.	Stilt floor/ ground floor			Completed		100%
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter			Completed		100%
9.	Status of construction					
	(i)	Walls on floors		Completed		100%
	(ii)	Staircase		Completed		100%
	(iii)	Lift wells along with water proofing		Completed		100%
	(iv)	Lift lobbies/ common areas floor wise		Completed		100%
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Completed		100%	
	(ii)	Electrical works including wiring	Completed		100%	
	(iii)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(i)	External plaster	Completed		100%	
	(ii)	Internal plaster	Completed		100%	
13.	Status of wall tiling					
	(i)	In bathroom	Completed		100%	
	(ii)	In kitchen			-NA-	

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14.	Status of flooring			
	(i)	Common areas	Completed	100%
	(ii)	Units/ flats		
15.	Status of white washing			
	(i)	Internal walls	Completed	100%
	(ii)	External walls	Completed	100%
16.	Status of finishing			
	(i)	Staircase with railing	Completed	100%
	(ii)	Lift wells	Completed	100%
	(iii)	Lift lobbies/ common areas floor wise		
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		
	(ii)	Sanitary fixtures		
	(iii)	Modular kitchen		-NA-
	(iv)	Electrical fittings/ lighting		
	(v)	Gas piping (if any)		-NA-
	(other than flat/units)			
	(vi)	Lifts installation		
	(vii)	Overhead tanks	Completed	100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		
	(x)	Electrical fittings in common areas		
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces			
19.	Entrance lobby finishing			
20.	Status of construction of compound wall		Completed	100%

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Note: (*) extend rows as per requirement.

Table – A	
Building/ Tower no.	**1C**

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(to be prepared separately for each building/ tower in the project/ phase of the project)	

A1	Cumulative progress of the project/phase at the end of the quarter.				
Sr. No.	**Project components**		**Work done value during the quarter (Lac)**	**Cumulative work done value till date (Lac)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		00	159	100%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		00	177	100%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	8.34	139.06	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	3.53	70.68	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	3.4	68	100%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	2.85	57.17	100%
	4.2	External (plaster, painting, facade, etc.)	.06	1.26	100%

Sr. No.	Tasks/ Activity	Description of work done	Percentage of total proposed work
	Sub-Structure Status		
1.	Excavation	Completed	100%
2.	Laying of foundation		

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	(iii)	Raft	Completed		100%	
	(iv)	Pile			NA	
3.	Number of basement(s)					
	(iv)	Basement Level 1	Completed		100%	
	(v)	Basement level 2	Completed		100%	
	(vi)	Basement level 3	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Completed		100%	
6.	Total area on each floor		Completed		100%	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter		Completed		100%	
9.	Status of construction					
	(v)	Walls on floors	Completed		100%	
	(vi)	Staircase	Completed		100%	
	(vii)	Lift wells along with water proofing	Completed		100%	
	(viii)	Lift lobbies/ common areas floor wise	Completed		100%	
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(iv)	Mechanical works	Completed		100%	
	(v)	Electrical works including wiring	Completed		100%	
	(vi)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(iii)	External plaster	Completed		100%	
	(iv)	Internal plaster	Completed		100%	
13.	Status of wall tiling					
	(iii)	In bathroom	Completed		100%	
	(iv)	In kitchen			-NA-	
14.	Status of flooring					
	(iii)	Common areas	Completed		100%	

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	(iv)	Units/ flats		
15.	Status of white washing			
	(iii)	Internal walls	Completed	100%
	(iv)	External walls	Completed	100%
16.	Status of finishing			
	(iv)	Staircase with railing	Completed	100%
	(v)	Lift wells	Completed	100%
	(vi)	Lift lobbies/ common areas floor wise		
17.	Status of installation			
	(within flat/unit)			
	(xii)	Doors and windows panels		
	(xiii)	Sanitary fixtures		
	(xiv)	Modular kitchen		-NA-
	(xv)	Electrical fittings/ lighting		
	(xvi)	Gas piping (if any)		-NA-
	(other than flat/units)			
	(xvii)	Lifts installation		
	(xviii)	Overhead tanks		-NA-
	(xix)	Underground water tank	Completed	100%
	(xx)	Firefighting fitting and equipment's as per CFO NOC		
	(xxi)	Electrical fittings in common areas		
	(xxii)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces			
19.	Entrance lobby finishing			
20.	Status of construction of compound wall		Completed	100%

Note: (*) extend rows 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)	**2A**

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A1	Cumulative progress of the project/phase at the end of the quarter.				
Sr. No.	Project components		Work done value during the quarter (Lac)	Cumulative work done value till date (Lac)	Percentage of work done to the total proposed work
5.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)			435	100%
6.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			536.66	100%
7.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	17.33	346.66	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	9.13	182.63	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	19	271.43	100%
8.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	3.80	94.34	99%
	4.2	External (plaster, painting, facade, etc.)	.18	3.61	100%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Completed	100%
2.	Laying of foundation			
	(v)	Raft	Completed	
	(vi)	Pile		
3.	Number of basement(s)			

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	(vii)	Basement Level 1	Completed		100%	
	(viii)	Basement level 2	Completed		100%	
	(ix)	Basement level 3	Completed		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Completed		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Completed		100%	
6.	Total area on each floor				100%	
7.	Stilt floor/ ground floor		Completed		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter		Completed		100%	
9.	Status of construction					
	(ix)	Walls on floors	Completed		100%	
	(x)	Staircase	Completed		100%	
	(xi)	Lift wells along with water proofing	Completed		100%	
	(xii)	Lift lobbies/ common areas floor wise	Completed		100%	
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(vii)	Mechanical works	Completed		100%	
	(viii)	Electrical works including wiring	Completed		100%	
	(ix)	Plumbing works	Completed		100%	
12.	Status of wall plastering					
	(v)	External plaster	Completed		100%	
	(vi)	Internal plaster	Work in Progress		99%	
13.	Status of wall tiling					
	(v)	In bathroom	Completed		100%	
	(vi)	In kitchen			NA	
14.	Status of flooring					
	(v)	Common areas	Completed		100%	
	(vi)	Units/ flats				
15.	Status of white washing					
	(v)	Internal walls	Completed		100%	

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	(vi)	External walls	Completed	100%
16.	Status of finishing			
	(vii)	Staircase with railing	Completed	100%
	(viii)	Lift wells	Completed	100%
	(ix)	Lift lobbies/ common areas floor wise		
17.	Status of installation			
	(within flat/unit)			
	(xxii	Doors and windows panels		
	(xxiv	Sanitary fixtures		
	(xxv	Modular kitchen		-NA-
	(xxvi	Electrical fittings/ lighting		
	(xxvi	Gas piping (if any)		-NA-
	(other than flat/units)			
	(xxvi	Lifts installation		
	(xxix	Overhead tanks	Completed	100%
	(xxx	Underground water tank	Completed	100%
	(xxxi	Firefighting fitting and equipment's as per CFO NOC		
	(xxxi	Electrical fittings in common areas		
	(xxxi	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Completed	100%
19.	Entrance lobby finishing			
20.	Status of construction of compound wall		Completed	100%

Note: (*) extend rows as per requirement.

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		**2B**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**			
Sr.	**Project components**	**Work done**	**Cumulative**	**Percentage of**

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No.			value during the quarter (Lac)	work done value till date (Lac)	work done to the total proposed work
9.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)			304	100%
10.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			373.27	100%
11.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	9.43	235.95	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	6.09	121.83	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	7.58	126.45	100%
12.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	2.8	69.3	99%
	4.2	External (Plaster, painting, facade, etc.)	.09	1.84	100%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
21.	Excavation		Completed	100%
22.	Laying of foundation			
	(vii)	Raft	Completed	100%
	(viii)	Pile		NA
23.	Number of basement(s)			
	(x)	Basement Level 1	Completed	100%

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	(xi)	Basement level 2	Completed	100%
	(xii)	Basement level 3	Completed	100%
24.	Waterproofing of the above sub-structure (wherever applicable)		Completed	100%
	Super-Structure Status			
25.	Total floors in the tower/ building		Completed	100%
26.	Total area on each floor		Completed	100%
27.	Stilt floor/ ground floor		Completed	100%
28.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter		Completed	100%
29.	Status of construction			
	(xiii)	Walls on floors	Completed	100%
	(xiv)	Staircase	Completed	100%
	(xv)	Lift wells along with water proofing	Completed	100%
	(xvi)	Lift lobbies/ common areas floor wise	Completed	100%
30.	Fixing of door and window frames in flats/ units			
31.	Status of MEP		Internal (within flat) / External works	Internal (within flat) / External works
	(x)	Mechanical works	Completed	100%
	(xi)	Electrical works including wiring	Completed	100%
	(xii)	Plumbing works	Completed	100%
32.	Status of wall plastering			
	(vii)	External plaster	Completed	100%
	(viii)	Internal plaster	Work in Progress	99%
33.	Status of wall tiling			
	(vii)	In bathroom	Completed	100%
	(viii)	In kitchen		NA
34.	Status of flooring			
	(vii)	Common areas	Completed	100%
	(viii)	Units/ flats		
35.	Status of white washing			
	(vii)	Internal walls	Work in Progress	99%
	(viii)	External walls	Work in Progress	99%

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36.	Status of finishing			
	(x)	Staircase with railing	Completed	100%
	(xi)	Lift wells	Completed	100%
	(xii)	Lift lobbies/ common areas floor wise		
37.	Status of installation			
	(within flat/unit)			
	(xxxi	Doors and windows panels		
	(xxxi	Sanitary fixtures		
	(xxxi	Modular kitchen		-NA-
	(xxxi	Electrical fittings/ lighting		
	(xxxi	Gas piping (if any)		-NA-
	(other than flat/units)			
	(xxxi	Lifts installation		
	(xl)	Overhead tanks		
	(xli)	Underground water tank	Completed	100%
	(xlii)	Firefighting fitting and equipment's as per CFO NOC		
	(xliii	Electrical fittings in common areas		
	(xliv	Compliance to conditions of environment/ CRZ NOC		
38.	Waterproofing of terraces		Completed	100%
39.	Entrance lobby finishing			
40.	Status of construction of compound wall		Completed	100%

Note: (*) extend rows as per requirement.

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)	**2C**			
A1	**Cumulative progress of the project/phase at the end of the quarter.**			
Sr. No.	**Project components**	**Work done value during the quarter (Lac)**	**Cumulative work done value till date (Lac)**	**Percentage of work done to the total proposed work**

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13.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)			275	100%
14.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			334.84	100%
15.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	11.53	230.77	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	6.99	116.64	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	5.4	108	100%
16.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	3.38	67.78	100%
	4.2	External (plaster, painting, facade, etc.)	.08	1.68	100%

Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
41.	Excavation		Completed	100%
42.	Laying of foundation			
	(ix)	Raft	Completed	100%
	(x)	Pile		NA
43.	Number of basement(s)			
	(xiii)	Basement Level 1	Completed	100%
	(xiv)	Basement level 2	Completed	100%
	(xv)	Basement level 3	Completed	100%
44.	Waterproofing of the above sub-structure (wherever applicable)		Completed	100%

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	Super-Structure Status					
45.	Total floors in the tower / building		Completed		100%	
46.	Total area on each floor		Completed		100%	
47.	Stilt floor/ ground floor		Completed		100%	
48.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter		Completed		100%	
49.	Status of construction					
	(xvii)	Walls on floors	Completed		100%	
	(xviii)	Staircase	Completed		100%	
	(xix)	Lift wells along with water proofing	Completed		100%	
	(xx)	Lift lobbies/ common areas floor wise	Completed		100%	
50.	Fixing of door and window frames in flats/ units					
51.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(xiii)	Mechanical works	Completed		100%	
	(xiv)	Electrical works including wiring	Completed		100%	
	(xv)	Plumbing works	Completed		100%	
52.	Status of wall plastering					
	(ix)	External plaster	Completed		100%	
	(x)	Internal plaster	Completed		100%	
53.	Status of wall tiling					
	(ix)	In bathroom	Completed		100%	
	(x)	In kitchen			-NA-	
54.	Status of flooring					
	(ix)	Common areas	Completed		100%	
	(x)	Units/ flats				
55.	Status of white washing					
	(ix)	Internal walls	Completed		100%	
	(x)	External walls	Completed		100%	
56.	Status of finishing					
	(xiii)	Staircase with railing	Completed		100%	
	(xiv)	Lift wells	Completed		100%	
	(xv)	Lift lobbies/ common areas				

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		floor wise		
57.	Status of installation			
	(within flat/unit)			
	(xlv)	Doors and windows panels		
	(xlvi	Sanitary fixtures		
	(xlvi	Modular kitchen		-NA-
	(xlvi	Electrical fittings/ lighting		
	(xlix	Gas piping (if any)		-NA-
	(other than flat/units)			
	(l)	Lifts installation		
	(li)	Overhead tanks		
	(lii)	Underground water tank		100%
	(liii)	Firefighting fitting and equipment's as per CFO NOC		
	(liv)	Electrical fittings in common areas		
	(lv)	Compliance to conditions of environment/ CRZ NOC		
58.	Waterproofing of terraces			100%
59.	Entrance lobby finishing			
60.	Status of construction of compound wall		Completed	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**			
1.	Internal roads & pavements	Yes	100%	
2.	Parking			
	Covered no.		100%	
	Open no.		-NA-	
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		
7.	Parks and playgrounds			
	Fixing of children play equipment's			
	Benches			
8.	Shopping area			
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Solid waste management & disposal			
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	Yes		
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)			
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.	*			

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Note: (*) extend as per requirement

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