

Architect's Certificate¹			
Report for quarter ending		June 2025	
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	Birla Navya (Drisha 1 A)
	2.	Location	Sector 63 A , Gurugram , Haryana
	3.	Licensed area in acres	110.20575 acres
	4.	Area for registration in acres	1.159 acres
	5.	HARERA registration no.	RC/REP/HARERA/GGM/391/123/2020/07
	6.	Name of licensee	M/s Anant Raj Limited & Others
	7.	Name of collaborator	N/a
	8.	Name of developer	M/s Avarna Projects LLP
2.	Details related to inspection are as under		

¹ On the letter head of the architect firm

1.	Date of certifying of percentage of construction work/ site inspection	30 th June 2025
2.	Name of Architect/ Architect's firm	Arcop Associates Pvt. Ltd.
3.	Date of site inspection	30 th June 2025

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Avarna Projects LLP
	2.	Structural consultant	Vintech Consultants
	3.	Proof consultant	Buro Happold/WWP Consulting Engineers Pvt. Ltd.
	4.	MEP consultant	Sunil Nayyar Consulting Engineers LLP
	5.	Site supervisor/incharge	CBRE South Asia Pvt. Ltd.
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.		

Arcop

**Associates
Private
Limited**

Architecture
Planning
Urban
Design
Interiors

Annexure A

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.
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Date : 10-07-2025

Yours faithfully,

Place : Gurugram

Ashu, Architect
Council of Architecture
Registration No.: CA/2007/40332

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

Council of architects (CoA) : CA/2007/40332
registration no.

Council of architects (CoA) : 31/12/2028
registration valid till (date)

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			G – (P 01-09 , 12 A , 14-20 , 24)		
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.)		48,27,293	12,41,36,463	94.92%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		1,33,88,907	34,43,03,019	92.50%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	6.67%	62.22%	62.22%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	4.44%	57.78%	57.78%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	2.17%	28.86%	28.86%

Annexure A

4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	5.93%	61.74%	61.74%
	4.2	External (plaster, painting, facade, etc.)	9.54%	59.07%	59.07%
Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work completed	
	Sub-Structure Status				
1.	Excavation		By Mechanical Means	100%	
2.	Laying of foundation				
	(i)	Raft	Isolated & Combined Footings	100%	
	(ii)	Pile	N/a		
3.	Number of basement(s)				
	(i)	Basement Level 1	18*1=18	100%	
	(ii)	Basement level 2*	N/a		
4.	Waterproofing of the above sub- structure (wherever applicable)			Nil	
	Super-Structure Status				
5.	Total floors in the tower/ building		18*4=72	100%	
6.	Total area on each floor				
7.	Stilt floor/ ground floor		18*1 = 18	100%	
8.	Status of laying of slabs floor wise				

Annexure A

	Cumulative number of slabs in the building/ tower laid by end of quarter		18*6= 108		100%	
9.	Status of construction					
	(i)	Walls on floors	18*4=72		100%	
	(ii)	Staircase	18*1 = 18		100%	
	(iii)	Lift wells along with water proofing	18*1 = 18		100%	
	(iv)	Lift lobbies/ common areas floor wise	18*7=126		100%	
10.	Fixing of door and window frames in flats/ units		18*4=72		47.22%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	18*4=72		62%	
	(ii)	Electrical works including wiring	18*7=126		57.78%	
	(iii)	Plumbing works	18*7=126		56.33%	
12.	Status of wall plastering					
	(i)	External plaster	18*4=72		100%	
	(ii)	Internal plaster	18*7=126		99%	
13.	Status of wall tiling					
	(i)	In bathroom	18*4=72		66.67%	
	(ii)	In kitchen	18*4=72		48.61%	
14.	Status of flooring					
	(i)	Common areas	18*7=126		41.27%	
	(ii)	Units/ flats	18*4=72		66.67%	
15.	Status of white washing					
	(i)	Internal walls	18*7= 126		29.36%	

Annexure A

	(ii)	External walls	18*5=90	30.00%
16.	Status of finishing			
	(i)	Staircase with railing	18*6=126	65.00%
	(ii)	Lift wells	18*4=72	69.44%
	(iii)	Lift lobbies/ common areas floor wise	18*7=126	37.27%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	18*4=72	47.22%
	(ii)	Sanitary fixtures	18*4=72	1.39%
	(iii)	Modular kitchen	18*4=72	1.39%
	(iv)	Electrical fittings/ lighting	18*4=72	11.11%
	(v)	Gas piping (if any)	N/a	Nil
	(other than flat/units)			
	(vi)	Lifts installation	18*4=72	94.44%
	(vii)	Overhead tanks	18*4=72	Nil
	(viii)	Underground water tank	18*4=72	5%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	18*4=72	Nil
	(x)	Electrical fittings in common areas	18*7=126	11.11%
	(xi)	Compliance to conditions of environment/ CRZ NOC		100%
18.	Waterproofing of terraces		18*4=72	44.44%
19.	Entrance lobby finishing		18*4=72	11.11%
20.	Status of construction of compound wall		18*1=18	83.33%

Note: (*) extend rows as per requirement.

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	22.22%	
2.	Parking			
	Covered no.....			
	Open no.....			
3.	Water supply	Yes	30%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	30%	
5.	Storm water drains	Yes	30%	
6.	Landscaping & tree plantation	Yes	11.10%	
7.	Parks and playgrounds	Yes	Nil	
	Fixing of children play equipment's	Yes	Nil	
	Benches	Yes	Nil	
8.	Shopping area	Yes	Nil	
9.	Street lighting/ electrification	Yes	11.10%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	Nil	
11.	Solid waste management & disposal	Yes	Nil	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	Nil	
13.	Energy management (solar)	Yes	Nil	
14.	Fire protection and fire safety requirements	Yes	Nil	
15.	Electrical meter room, sub-station, receiving station	Yes	Nil	
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	Yes	Nil	
18.	Others			

Annexure A

B-3	Community buildings not to be transferred to RWA/competent authority			
19.	Schools			
20.	Dispensary			
21.	Club	Yes	Nil	
22.	Others			
B-4	Services/ facilities to be transferred to competent authority			
23.	*			

Note: (*) extend as per requirement