**Ar. PAWAN SHARMA, B.ARCH.**
**Registered Architect (HUDA & DTP)**
**Address:29, New Plaza Market, Sector-14, Gurgaon.**

**Annexure-A**

# Architect's Certificate

| | |
|---|---|
| **Report for the period ending** | **31st March 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 | Ivory Arches |
| 2. | Location | Vatika India Next-II, Sector 88B, Gurugram, Haryana |
| 3. | Licensed area in acres | Not Applicable |
| 4. | Area for registration in acres | 0.1384 Acre |
| 5. | HARERA registration no. | 108 of 2025 dated 17.10.2025 |
| 6. | Name of licensee | Not Applicable |
| 7. | Name of collaborator | Not Applicable |
| 8. | Name of developer | Zakspaces& Interiors Private Limited |

**2.** **Details related to inspection are as under**

| | | |
|---|---|---|
| 1. | Date of certifying of percentage of construction work/ site inspection | 02nd April 2026 |
| 2. | Name of Architect/ Architect's firm | Ar. Pawan Sharma |
| 3. | Date of site inspection | 31st March 2026 |

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| | | | |
|---|---|---|---|
| **3.** | **Following technical professionals are appointed by promoter: - (as applicable)** | | |
| | **Sr. No.** | **Consultants** | **Name** |
| | 1. | Site engineer | Vikas Kumar |
| | 2. | Structural consultant | Unique consulting engineers |
| | 3. | Proof consultant | N.A. |
| | 4. | MEP consultant | N.A. |
| | 5. | Site supervisor/in charge | Naveen Sharma |
| **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 : 02nd April 2026

Yours faithfully,

Place : Gurugram

Signature & name

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Council of architects (CoA) registration no. : CA/2020/118906

Council of architects (CoA) registration valid till (date) :31st December 2031

| Table – A | | | | | |
|---|---|---|---|---|---|
| **Building/ Tower no.** (to be prepared separately for each building/ tower in the project/ phase of the project) | | | **Ivory Arches** | | |
| **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.) | | 23.00 | 23.00 | 60% |
| **2.** | **Super structure** (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.) | | 80.50 | 80.50 | 45% |
| **3.** | **MEP** | | | | |
| | 3.1 | Mechanical (lifts, ventilation, etc.) | - | - | - |
| | 3.2 | Electrical (conduiting, wiring, fixtures, etc.) | 4.50 | 4.50 | 10% |
| | 3.3 | Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.) | 1.50 | 1.50 | 5% |
| **4.** | **Finishing** | | | | |
| | 4.1 | Internal (plaster, tilling, flooring, painting, etc. within units and common areas) | 7.50 | 7.50 | 1% |
| | 4.2 | External (plaster, painting, facade, etc.) | 3.00 | 3.00 | 1% |

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| Sr. No. | Tasks/ Activity | | Description of work done | | Percentage of total proposed work | |
|---|---|---|---|---|---|---|
| | **Sub-Structure Status** | | | | | |
| 1. | Excavation | | COMPLETED | | 100% | |
| 2. | Laying of foundation | | | | | |
| | (i) | Raft | FOOTINGS COMPLETED | | 100% | |
| | (ii) | Pile | NA | | NA | |
| 3. | Number of basement(s) ..... | | | | | |
| | (i) | Basement Level 1 | NA | | NA | |
| | (ii) | Basement level 2* | NA | | NA | |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | NA | | NA | |
| | **Super-Structure Status** | | | | | |
| 5. | Total floors in the tower/ building | | 4 | | 60% | |
| 6. | Total area on each floor | | | | 60% | |
| 7. | Stilt floor/ ground floor | | | | 60% | |
| 8. | Status of laying of slabs floor wise | | | | 60% | |
| | Cumulative number of slabs in the building/ tower ..... laid by end of quarter | | | | | |
| 9. | Status of construction | | | | | |
| | (i) | Walls on floors | | | 40% | |
| | (ii) | Staircase | | | 40% | |
| | (iii) | Lift wells along with water proofing | | | 40% | |
| | (iv) | Lift lobbies/ common areas floor wise | | | 30% | |
| 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 | | | | |
| | (ii) | Electrical works including wiring | Conduiting completed-internal | | 20% | |
| | (iii) | Plumbing works | Piping completed-internal | | 10% | |
| 12. | Status of wall plastering | | | | | |
| | (i) | External plaster | Completed | | 30% | |
| | (ii) | Internal plaster | Completed | | 10% | |

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| | | | | |
|---|---|---|---|---|
| 13. | Status of wall tiling | | | |
| | (i) | In bathroom | -- | 0% |
| | (ii) | In kitchen | | 0% |
| 14. | Status of flooring | | | |
| | (i) | Common areas | | 0% |
| | (ii) | Units/ flats | | 0% |
| 15. | Status of white washing | | | |
| | (i) | Internal walls | | 0% |
| | (ii) | External walls | | 0% |
| 16. | Status of finishing | | | |
| | (i) | Staircase with railing | | 0% |
| | (ii) | Lift wells | | 0% |
| | (iii) | Lift lobbies/ common areas floor wise | | 0% |
| 17. | Status of installation | | | |
| | (within flat/unit) | | | |
| | (i) | Doors and windows panels | | 0% |
| | (ii) | Sanitary fixtures | | 0% |
| | (iii) | Modular kitchen | | 0% |
| | (iv) | Electrical fittings/ lighting | | 0% |
| | (v) | Gas piping (if any) | | 0% |
| | (other than flat/units) | | | |
| | (vi) | Lifts installation | | 0% |
| | (vii) | Overhead tanks | | 0% |
| | (viii) | Underground water tank | | 0% |
| | (ix) | Firefighting fitting and equipment's as per CFO NOC | | 0% |
| | (x) | Electrical fittings in common areas | | 0% |
| | (xi) | Compliance to conditions of environment/ CRZ NOC | | |
| 18. | Waterproofing of terraces | | | 0% |
| 19. | Entrance lobby finishing | | | 0% |
| 20. | Status of construction of compound wall | | | 10% |

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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 | No | - | |
| 2. | Parking | No | - | |
| | Covered no. . . . . | No | - | |
| | Open no. . . . . | No | - | |
| 3. | Water supply | No | - | |
| 4. | Sewerage (chamber, lines, septic tanks, STP) | No | - | |
| 5. | Storm water drains | No | - | |
| 6. | Landscaping & tree plantation | No | - | |
| 7. | Parks and playgrounds | No | - | |
| | Fixing of children play equipment's | No | - | |
| | Benches | No | - | |
| 8. | Shopping area | No | - | |
| 9. | Street lighting/ electrification | No | - | |
| 10. | Treatment and disposal of sewage and sullage water/ STP | No | - | |
| 11. | Solid waste management & disposal | No | - | |
| 12. | Water conservation, rain water, harvesting, percolating well/ pit | No | - | |
| 13. | Energy management (solar) | No | - | |
| 14. | Fire protection and fire safety requirements | No | - | |
| 15. | Electrical meter room, sub-station, receiving station | No | - | |
| 16. | Underground Water Tank | No | - | |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community centre | No | NA | |
| 18. | Others | | | |
| | 1 School | No | | |
| | 2 Dispensary and Nursing Home | No | | |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| **B-4** | **Services/ facilities to be transferred to competent authority** | | | |

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