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Annexure -A

Architect's Certificate*			
Report for Quarter ending			Dec-25
Subject			Certificate of progress of construction work
1.	**I, KULMEET SHANGARI has 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	***EMAAR BUSINESS DISTRICT -114 NXT***
	2.	Location	Sector 114, Gurgaon
	3.	Licensed area in acres	11.40 Acres
	4.	Area for registration in acres	11.40 Acres
	5.	HARERA registration no.	35 OF 2023
	6.	Name of licensee	
	7.	Name of collaborator	M/S EMAAR INDIA LTD (Formerly known as M/s Emaar MGF Land Limited)
	8.	Name of developer	M/S EMAAR INDIA LTD (Formerly known as M/s Emaar MGF Land Limited)
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	01-Jan -2026
	2.	Name of Architect/ Architect's firm	Mr. Kulmeet Shangari/ M/s ACPL
	3.	Date of site inspection	30-Dec 2025

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr Rizwanullah
	2.	Structural consultant	TPC (Technical Projects Consultants (P) Ltd.)
	3.	Proof consultant	-
	4.	MEP consultant	M/s KANWAR KRISHEN ASSOCIATED PVT LTD, M/s CP VIDYA AND ASSOCIATES.
	5.	Site supervisor/incharge	Mr. Manoj 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 : 09-1-26	Yours faithfully,
Place: New Delhi	KULMEET SHANGARI ARCHITECT CA/97/21741 **KULMEET SHANGARI**
Council of Architect (CoA): Registration No.	CA/97/21741
Council of Architect (CoA): Registration valid till (Date)	31.12.2034

Table – A					
Building/ Tower no. (To be prepared separately for each building/ tower in the project/ phase of the project)			Plots		
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.)		-	-	0%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	-	0%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	-	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	-	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	0%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	0%
	4.2	External (Plaster, painting, facade, etc.)	-	-	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		NA			
2.	Laying of foundation					
	(i)	Raft	NA			
	(ii)	Pile	NA			
3.	Number of basement(s) - 02					
	(i)	Basement Level 1	NA			
	(ii)	Basement level 2	NA			
4.	Waterproofing of the above sub-structure (wherever applicable)		NA			
	Super-Structure Status					
5.	Total floors in the tower/ building		NA			
6.	Total area on each floor		NA			
7.	Stilt floor/ ground floor		NA			
8.	Status of laying of slabs floor wise		NA			
	Cumulative number of slabs in the building/ tower laid by end of quarter		NA			
9.	Status of construction					
	(i)	Walls on floors	NA			
	(ii)	Staircase	NA			
	(iii)	Lift wells along with water proofing	NA			
	(iv)	Lift lobbies/ common areas floor wise	NA			
10.	Fixing of door and window frames in flats/ units		NA			
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NA	NA		
	(ii)	Electrical works including wiring	NA	NA		
	(iii)	Plumbing works	NA	NA		
12.	Status of wall plastering					
	(i)	External plaster	NA			
	(ii)	Internal plaster	NA			
13.	Status of wall tiling					
	(i)	In bathroom	NA			
	(ii)	In kitchen	NA			
14.	Status of flooring					
	(i)	Common areas	NA			
	(ii)	Units/ flats	NA			

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
15.	Status of white washing			
	(i)	Internal walls	NA	
	(ii)	External walls	NA	
16.	Status of finishing			
	(i)	Staircase with railing	NA	
	(ii)	Lift wells	NA	
	(iii)	Lift lobbies/ common areas floor wise	NA	
17.	Status of installation			
	(Within flat/unit)			
	(i)	Doors and windows panels	NA	
	(ii)	Sanitary fixtures	NA	
	(iii)	Modular kitchen	NA	
	(iv)	Electrical fittings/ lighting	NA	
	(v)	Gas piping (if any)	NA	
	(Other than flat/units)			
	(vi)	Lifts installation	NA	
	(vii)	Overhead tanks	NA	
	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	
	(x)	Electrical fittings in common areas	NA	
	(xi)	Compliance to conditions of environment/ CRZ NOC	NA	
18.	Waterproofing of terraces		NA	
19.	Entrance lobby finishing		NA	
20.	Status of construction of compound wall		NA	

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	Yes	100%	
	Covered no.	NA		
	Open no.	Yes	100%	
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	100%	
7.	Parks and playgrounds	No		
	Fixing of children play equipment's	No		
	Benches	Yes	100%	
8.	Shopping area	NA		
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Solid waste management & disposal	NA		
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	NA		
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				
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.	*			

Note: (*) extend as per requirement

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