Annexure A

Architect's Certificate*			
Report for quarter ending			**JAN TO 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	Zara Aavaas-3
	2.	Location	Sector 104, Gurugram, Haryana
	3.	Licensed area in acres	2.28125 acres
	4.	Area for registration in acres	2.28125 acres
	5.	HARERA registration no.	RERA-GRG-PROJ-765-2020 (72 OF 2019)
	6.	Name of licensee	Sh. Gyan Prakash, Sh. Raj Kumar, Smt. Premwati, Navneet Kumar, Smt. Jyoti Garg, Rajat Garg
	7.	Name of collaborator	Perfect Buildwell Pvt Ltd.
	8.	Name of developer	Perfect Buildwell Pvt Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	06-04-2026
	2.	Name of Architect/ Architect's firm	DNP
	3.	Date of site inspection	06-04-2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Neeraj Kumar
	2.	Structural consultant	Mr. Syed Tajuddin Ashraf
	3.	Proof consultant	Mr. Noble P. Thomas
	4.	MEP consultant	Mr. V.S. Kukreja
	5.	Site supervisor/incharge	Somveer singh
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 : 06-04-2026

Yours faithfully,

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

Place : SECTOR-21, GURUGRAM.

Council of architects (CoA) registration no. : CA/2017/88437

Council of architects (CoA) registration valid till (date) : VAIBHAV TYAGI.
Valid Till – 31-12-2030.

Table – A					
Building/ Tower no. 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.)		81 Lakh	83 Lakh	
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		180 Lakh	180 Lakh	
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.0	0.0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	4..5 Lakh	4.9 Lakh	4.75%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	2.2	3.1	
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	20.0 Lakh	22.0 Lakh	
	4.2	External (plaster, painting, facade, etc.)	5.0	5.0	

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	N/A		N/A	
4.	Waterproofing of the above sub-structure (wherever applicable)		N/A		N/A	
	Super-Structure Status					
5.	Total floors in the tower/ building		13		0%	
6.	Total area on each floor				0%	
7.	Stilt floor/ ground floor		Stilt		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 24 laid by end of quarter		Not Started		0%	
9.	Status of construction					
	(i)	Walls on floors	14th Floor		95%	
	(ii)	Staircase	14th Floor		90%	
	(iii)	Lift wells along with water proofing	Not Started		0%	
	(iv)	Lift lobbies/ common areas floor wise	10TH FLOOR		80%	
10.	Fixing of door and window frames in flats/ units		5TH		40 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NOT STARTED		0%	
	(ii)	Electrical works including wiring	Not Started		0%	
	(iii)	Plumbing works	Started		20%	
12.	Status of wall plastering					
	(i)	External plaster	Started		0%	
	(ii)	Internal plaster	started			
13.	Status of wall tiling					
	(i)	In bathroom	Started		0%	
	(ii)	In kitchen	Started		0%	
14.	Status of flooring					
	(i)	Common areas	Started		0%	
	(ii)	Units/ flats	Started		0%	

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	STARTED	25 %
	(ii)	External walls	Not Started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not Started	0%
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	Not Started	0%
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Not Started	0%
	(viii)	Underground water tank	Not Started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%

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Table – A					
Building/ Tower no. 25					
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.)		110.75Lakh	110.75 Lakh	
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		240 Lakh	250 Lakh	
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.0	0.0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	4.5 Lakh	8.5 Lakh	
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.0	0.0	0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	35.0	35.0	
	4.2	External (plaster, painting, facade, etc.)	10.0	10.0	



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	N/A		N/A	
4.	Waterproofing of the above sub-structure (wherever applicable)		N/A		N/A	
	Super-Structure Status					
5.	Total floors in the tower/ building		15		0%	
6.	Total area on each floor				0%	
7.	Stilt floor/ ground floor		Stilt		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 25 laid by end of quarter		Not Started		0%	
9.	Status of construction					
	(i)	Walls on floors	14th Floor			
	(ii)	Staircase	14th Floor			
	(iii)	Lift wells along with water proofing	Start		80%	
	(iv)	Lift lobbies/ common areas floor wise	9th Floor		65%	
10.	Fixing of door and window frames in flats/ units		Not Started		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		0%	
	(ii)	Electrical works including wiring	Not Started		0%	
	(iii)	Plumbing works	Not Started		0%	
12.	Status of wall plastering					
	(i)	External plaster	Not Started		0%	
	(ii)	Internal plaster	Not Started		0%	
13.	Status of wall tiling					
	(i)	In bathroom	Not Started		0%	
	(ii)	In kitchen	Not Started		0%	
14.	Status of flooring					
	(i)	Common areas	Not Started		0%	
	(ii)	Units/ flats	Not Started		0%	

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Not Started	0%
	(ii)	External walls	Not Started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Not Started	0%
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	Not Started	0%
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Not Started	0%
	(viii)	Underground water tank	Not Started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%

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Table – A

Building/ Tower no. 26					
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.)		102.75 Lakh	102.75 Lakh	
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		480Lakh	500 Lakh	
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.0	0.0	
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	11.0 Lakh	14.00 Lakh	
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	6.0	6.0	
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	30Lakh	30Lakh	
	4.2	External (plaster, painting, facade, etc.)	20.0	20.0	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Complete		100%	
2.	Laying of foundation					
	(i)	Raft	Complete		100%	
	(ii)	Pile	N/A		N/A	
3.	Number of basement(s)					
	(i)	Basement Level 1	N/A		N/A	
	(ii)	Basement level 2*	N/A		N/A	
4.	Waterproofing of the above sub-structure (wherever applicable)		N/A		N/A	
	Super-Structure Status					
5.	Total floors in the tower/ building		15		0%	
6.	Total area on each floor				0%	
7.	Stilt floor/ ground floor		Stilt		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 25 laid by end of quarter		Not Started		0%	
9.	Status of construction					
	(i)	Walls on floors	14th Floor			
	(ii)	Staircase	14h Floor			
	(iii)	Lift wells along with water proofing	Start			
	(iv)	Lift lobbies/ common areas floor wise	14TH Floor			
10.	Fixing of door and window frames in flats/ units		Not Started		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	Not Started		0%	
	(ii)	Electrical works including wiring	started		30 %	
	(iii)	Plumbing works	Started		50%	
12.	Status of wall plastering					
	(i)	External plaster	90 %			
	(ii)	Internal plaster	90 %			
13.	Status of wall tiling					
	(i)	In bathroom	70 %			
	(ii)	In kitchen	20%			
14.	Status of flooring					
	(i)	Common areas	Started			
	(ii)	Units/ flats	Started			

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	Not Started	0%
	(ii)	External walls	Not Started	0%
16.	Status of finishing			
	(i)	Staircase with railing	Started	
	(ii)	Lift wells	Not Started	0%
	(iii)	Lift lobbies/ common areas floor wise	Not Started	0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Not Started	0%
	(ii)	Sanitary fixtures	Not Started	0%
	(iii)	Modular kitchen	Not Started	0%
	(iv)	Electrical fittings/ lighting	Not Started	0%
	(v)	Gas piping (if any)	N/A	N/A
	(other than flat/units)			
	(vi)	Lifts installation	Not Started	0%
	(vii)	Overhead tanks	Not Started	0%
	(viii)	Underground water tank	Not Started	0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Not Started	0%
	(x)	Electrical fittings in common areas	Not Started	0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Not Started	0%
19.	Entrance lobby finishing		Not Started	0%
20.	Status of construction of compound wall		Not Started	0%



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	0%	
2.	Parking			
	Covered no.	Yes	0%	
	Open no.	Yes	0%	
3.	Water supply	Yes	0%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	
5.	Storm water drains	Yes	0%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	0%	
	Fixing of children play equipment's	Yes	0%	
	Benches	Yes	0%	
8.	Shopping area	Yes	0%	
9.	Street lighting/ electrification	Yes	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	0%	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	Yes	100%	In Aavaas-1
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	N/A	N/A	
20.	Dispensary	N/A	N/A	
21.	Club	N/A	N/A	
22.	Others	N/A	N/A	
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

