TATHAGAT ARCHITECT & VALUERS

Architects, Engineers, Interior Designers & Valuers

Office no. 313, 2nd Floor, AKD Tower, Sector-14, Old Delhi Road, Gurgaon -122001

Annexure A

Architect's Certificate

Report for the period ending			**30th June 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	IREO Skyon
	2.	Location	Sector 60, Village Ullahawas, Gurugram, Haryana
	3.	Licensed area in acres	18.100 Acres
	4.	Area for registration in acres	0.695 Acres
	5.	HARERA registration no.	367 of 2017 dated 24.11.2017
	6.	Name of licensee	M/s High Responsible Realtors Private Limited M/s Five River Buildcon Private Limited
	7.	Name of collaborator	M/s Ireo Pvt. Ltd.
	8.	Name of developer	M/s Ireo Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	02-07-2026
	2.	Name of Architect/ Architect's firm	Ar. Vikkey (M/s Tathagat Architects & Valuers)
	3.	Date of site inspection	30-06-2026

TATHAGAT ARCHITECT & VALUERS GURUGRAM

<table>
<tr><td>3.</td><td colspan="3">Following technical professionals are appointed by promoter: - (as applicable)</td></tr>
<tr><td></td><td>Sr. No.</td><td>Consultants</td><td>Name</td></tr>
<tr><td></td><td>1.</td><td>Site engineer</td><td>M/s CCPL Pvt. Ltd.
M/s Pratibha Industries Pvt. Ltd.</td></tr>
<tr><td></td><td>2.</td><td>Structural consultant</td><td>M/s CCPL Pvt. Ltd.
M/s Designtree</td></tr>
<tr><td></td><td>3.</td><td>Proof consultant</td><td>M/s CCPL Pvt. Ltd.
M/s ACPL</td></tr>
<tr><td></td><td>4.</td><td>MEP consultant</td><td>M/s Sanelac</td></tr>
<tr><td></td><td>5.</td><td>Site supervisor/in charge</td><td>M/s CCPL Pvt. Ltd.
M/s Pratibha Industries Pvt. Ltd.</td></tr>
<tr><td>4.</td><td colspan="3">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.</td></tr>
<tr><td>5.</td><td colspan="3">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.</td></tr>
</table>

Date : 02nd July 2026

Yours faithfully,

Place : Gurugram



Signature & name

Council of architects (CoA) registration no. : CA/2017/86236

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

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**N.A.**		
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.)		-	38.00	100.00
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	83.60	100.00
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	39.80	100.00
	3.2	Electrical (conduiting, wiring, fixtures, etc.)			95.00
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)			95.00
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	37.13	90.00
	4.2	External (plaster, painting, facade, etc.)			95.00



Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				Completed	
2.	Laying of foundation					
	(i)	Raft			Completed	
	(ii)	Pile			Completed	
3.	Number of basement(s)					
	(i)	Basement Level 1			NA	
	(ii)	Basement level 2*			NA	
4.	Waterproofing of the above sub-structure (wherever applicable)				Completed	
	Super-Structure Status					
5.	Total floors in the tower/ building		Ground		Completed	
6.	Total area on each floor		2,561 Sq.ft.		Completed	
7.	Stilt floor/ ground floor				Completed	
8.	Status of laying of slabs floor wise				Completed	
	Cumulative number of slabs in the building/ tower . . . . . laid by end of quarter					
9.	Status of construction					
	(i)	Walls on floors			Completed	
	(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			100	100
	(ii)	Electrical works including wiring			95	95
	(iii)	Plumbing works			95	95
12.	Status of wall plastering					
	(i)	External plaster			Completed	
	(ii)	Internal plaster			Completed	



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
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)			NA
	(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			Completed
19.	Entrance lobby finishing			NA
20.	Status of construction of compound wall			Completed



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.			
	Open no.			
3.	Water supply	Yes	90%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	90%	
5.	Storm water drains	Yes	90%	
6.	Landscaping & tree plantation	No	NA	
7.	Parks and playgrounds	No	NA	
	Fixing of children play equipment's	No	NA	
	Benches	No	NA	
8.	Shopping area	No	NA	
9.	Street lighting/ electrification	No	NA	
10.	Treatment and disposal of sewage and sullage water/ STP	No	NA	
11.	Solid waste management & disposal	No	NA	
12.	Water conservation, rain water, harvesting, percolating well/ pit	No	NA	
13.	Energy management (solar)	No	NA	
14.	Fire protection and fire safety requirements	No	NA	
15.	Electrical meter room, sub-station, receiving station	Yes	90%	
16.	Underground Water Tank	No	NA	
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**		NA	
B-4	**Services/ facilities to be transferred to competent authority**		NA	

