Pinnacle Architects Pvt. Ltd.

938, First Floor Sec-14
Gurgaon-122001 Haryana
P: +91 124 4089711
M: +91 9810406729
pinnacle938@gmail.com

Architect's Certificate*

Report for quarter ending	**30.06.2026**
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	**ROF ATULYAS**
2.	Location	VILLAGE- HYATPUR, SECTOR-93 GURUGRAM MANESAR URBAN COMPLEX
3.	Licensed area in acres	5.03403 ACRE
4.	Area for registration in acres	5.03403 ACRE
5.	HARERA registration no.	05 OF 2021, DATED 29/01/2021
6.	Name of licensee	PEGASUS LAND AND HOUSING PRIVATE LIMITED
7.	Name of collaborator/License Holder	NA.
8.	Name of developer	PEGASUS LAND AND HOUSING PRIVATE LIMITED

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	**30.06.2026**
2.	Name of Architect/ Architect's firm	**Vimal Bajaj**
3.	Date of site inspection	**30.06.2026**

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	**Mr. Sanjay Tyagi**
	2.	Structural consultant	**Mr. Sanjay tyagi**
	3.	Proof consultant	**Mr. Rajkumar**
	4.	MEP consultant	**Mr. Abhay Singh**
	5.	Site supervisor/incharge	
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: **30.06.2026** :

Yours faithfully,

VIMAL BAJAJ
Architect CA/96/19791
958, Sector-14, Gurgaon

Place: New Delhi :

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

Council of architects (CoA) registration no.CA/96/19791 :

Council of architects (CoA) registration valid till (date) 31.12.2030 :

REFER ANNEXURE (A-i)

Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)	

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.)			
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	Annexure A(I)		
3.	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)			
	3.2 Electrical (conduiting, wiring, fixtures, etc.)			
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)			
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)			
	4.2 External (plaster, painting, facade, etc.)			

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

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

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**		
2.	Parking	**YES**		
	Covered no.....			
	Open no.....			
3.	Water supply	YES	**55%**	
4.	Sewerage (chamber, lines, septic tanks, STP)	YES		
5.	Storm water drains	YES		
6.	Landscaping & tree plantation	YES		
7.	Parks and playgrounds	YES		
	Fixing of children play equipment's			
	Benches			
8.	Shopping area	YES		
9.	Street lighting/ electrification	YES		
10.	Treatment and disposal of sewage and sullage water/ STP	YES		
11.	Solid waste management & disposal	YES		
12.	Water conservation, rain water, harvesting, percolating well/ pit	YES		
13.	Energy management (solar)	-		
14.	Fire protection and fire safety requirements	YES		
15.	Electrical meter room, sub-station, receiving station	YES		
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	**YES**		
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	-	-	-
-	Dispensary	-	-	-
21.	Club	-	-	-
22.	Others	-	-	-
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

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Table – A (ANNEXURE – A (i))

Building/ Tower no. 1, 2, 3, 4, 5 (to be prepared separately for each building/ tower in the project/ phase of the project)	

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.)	-	-	**100%** -
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	-	-	**100%**
-	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)	-	-	-
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	-	-	**80%**
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	**90%**
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	**99%**
	4.2 External (plaster, painting, facade, etc.)	-	-	**99%**

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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	**Completed**	**100**
	(ii) Pile	-	**NA**
3.	Number of basement(s)		
	(i) Basement Level 1	-	**NA**
	(ii) Basement level 2*	-	**NA**
4.	Waterproofing of the above sub-structure (wherever applicable)	-	**100%**
	Super-Structure Status		
5.	Total floors in the tower/ building	**G+14**	
6.	Total area on each floor	**6240**	
7.	Stilt floor/ ground floor	**6240**	
8.	Status of laying of slabs floor wise		
	Cumulative number of slabs in the building/ tower .....laid by end of quarter	**Nil**	**100%**
9.	Status of construction		
	(i) Walls on floors	**Started**	**100%**
	(ii) Staircase	**Started**	**100%**
	(iii) Lift wells along with water proofing	**Started**	**100%**
	(iv) Lift lobbies/ common areas floor wise	**Started**	**100%**
10.	Fixing of door and window frames in flats/ units	**Started**	**99%**

11.	Status of MEP				**External works**
	(i) Mechanical works				**0%**
	(ii) Electrical works including wiring	-	-	-	**80%**
	(iii) Plumbing works	-	-	-	**90%**
12.	Status of wall plastering				
	(i) External plaster	-	-	-	**99%**
	(ii) Internal plaster	-	-	-	**99%**
13.	Status of wall tiling				
	(i) In bathroom	-	-	-	**92%**
	(ii) In kitchen	-	-	-	**92%**
14.	Status of flooring				
	(i) Common areas	-	-	-	**75%**

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	(ii)	Units/ flats				78%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
-	Status of white washing		-	-
	(i)	Internal walls	-	60%
	(ii)	External walls	-	55%
16.	Status of finishing			
	(i)	Staircase with railing	-	-
	(ii)	Lift wells	-	-
	(iii)	Lift lobbies/ common areas floor wise	-	-
-	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Started	60%
	(ii)	Sanitary fixtures	-	0
	(iii)	Modular kitchen	-	NA
	(iv)	Electrical fittings/ lighting	-	NA
	(v)	Gas piping (if any)	-	NA
	(other than flat/units)			
	(vi)	Lifts installation	-	0
	(vii)	Overhead tanks	-	-
	(viii)	Underground water tank	-	-
	(ix)	Firefighting fitting and equipment's as per CFO NOC	-	-
	(x)	Electrical fittings in common areas	-	-
	(xi)	Compliance to conditions of environment/ CRZNOC	-	-
18.	Waterproofing of terraces		-	90%
19.	Entrance lobby finishing		-	-
20.	Status of construction of compound wall		-	35%

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Table – A					
Building/ Tower no. 6, 7 (to be prepared separately for each building/ tower in the project/ phase of the project)					
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.)		-	-	**100%** -
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	-	**96%**
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	-	-
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	-	**65%**
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	**65%**
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	**55%**
	4.2	External (plaster, painting, facade, etc.)	-	-	**20%**

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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	**Completed**	**100%**
	(ii) Pile	-	**NA**
3.	Number of basement(s)		
	(i) Basement Level 1	-	**NA**
	(ii) Basement level 2*	-	**NA**
4.	Waterproofing of the above sub-structure (wherever applicable)		**100%**
	Super-Structure Status		
5.	Total floors in the tower/ building	**G+14**	
6.	Total area on each floor	**4780**	
7.	Stilt floor/ ground floor	**4780**	
8.	Status of laying of slabs floor wise		
	Cumulative number of slabs in the building/ tower .....laid by end of quarter	**Started**	**98%**
9.	Status of construction		
	(i) Walls on floors	-	**90%**
	(ii) Staircase	-	**98%**
	(iii) Lift wells along with water proofing	-	**98%**
	(iv) Lift lobbies/ common areas floor wise	-	**98%**
10.	Fixing of door and window frames in flats/ units	-	**75%**
11.	Status of MEP		**External works**
	(i) Mechanical works	-	- **0%**
	(ii) Electrical works including wiring	- - -	**35%**
	(iii) Plumbing works	- - -	**70%**
12.	Status of wall plastering		
	(i) External plaster	- - -	**10%**
	(ii) Internal plaster	- - -	**60%**
13.	Status of wall tiling		
	(i) In bathroom	- - -	**40%**

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	(ii)	In kitchen	-	-	-	-
14.	Status of flooring					
	(i)	Common areas	-	-	-	-
	(ii)	Units/ flats	-	-	-	**40%**

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls	-	40%
	(ii)	External walls	-	-
16.	Status of finishing			
	(i)	Staircase with railing	-	-
	(ii)	Lift wells	-	-
	(iii)	Lift lobbies/ common areas floor wise	-	-
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Started	15%
	(ii)	Sanitary fixtures	-	15%
	(iii)	Modular kitchen	-	NA
	(iv)	Electrical fittings/ lighting	-	NA
	(v)	Gas piping (if any)	-	NA
	(other than flat/units)			
	(vi)	Lifts installation	-	0
	(vii)	Overhead tanks	-	-
	(viii)	Underground water tank	-	-
	(ix)	Firefighting fitting and equipment's as per CFO NOC	-	-
	(x)	Electrical fittings in common areas	-	-
	(xi)	Compliance to conditions of environment/ CRZNOC	-	-
18.	Waterproofing of terraces		-	-
19.	Entrance lobby finishing		-	-
20.	Status of construction of compound wall		-	-

Note: (*) extend rows as per requirement.

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Architect CA/96/19791
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