Pinnacle Architects Pvt. Ltd.

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Annexure A

Architect's Certificate*			
Report for quarter ending			**April 2026 to 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	PROPOSED BUILDING PLAN OF COMMERCIAL COLONY MEASURING 2.0 ACRES (LICENCE NO. 99 OF 2014 D 130.8.2014) IN SECTOR -102, GURGAON, MANESAR URBAN COMPLEX
	2.	Location	SECTOR -102, GURGAON
	3.	Licensed area in acres	2.0 ACRES
	4.	Area for registration in acres	2.0 ACRES
	5.	HARERA registration no.	HRERA No. 22 of 2018 dated 02.02.2018, Ext No. 12 of 2024 dated 28.06.2024 & RC/REP/HARERA/GGM/22 of 2018/7(3)/59/2025/01 dated 20.02.2025
	6.	Name of licensee	KUSUMLATA W/O R.C. VASHISTH, C/O M/S ARISTOCRAT HOME DEVELOPERS PVT LTD.
	7.	Name of collaborator	M/S JMS BUILDTECH PVT LTD
	8.	Name of developer	M/S JMS BUILDTECH PVT LTD
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	**5th July 2026**
	2.	Name of Architect/ Architect's firm	M/s PINNACLE ARHITECTS PVT. LTD.
	3.	Date of site inspection	**30th June 2026**

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Shubham Singhal
	2.	Structural consultant	M/s Keen Associates Pvt. Ltd.
	3.	Proof consultant	NA
	4.	MEP consultant	M/s Behera associates Pvt. Ltd.
	5.	Site supervisor/In-charge	Mr. Vikas Kumar
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.		

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Date :

Yours faithfully,

Place :

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

Council of architects (CoA) registration no. :

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

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. April 2026 to June 2026**					
Sr. No.	**Project components**		**Work done value during the quarter (Lacs)**	**Cumulative work done value till date (Lacs)**	**% Of Completion to Complete the Project**	**% of work done to the total proposed work (7050 Lacs)**
1.	**Sub structure** (Inclusive of excavation, foundation, Dewatering, basements, water proofing, etc.)		-	1956.00	27.87%	27.74%
2.	**Super structure** (Slabs, staircase, lift wells, machine rooms, water tank, etc.)		-	1551.30	20.80%	22.00%
3.	**MEP**					
	3.1	Mechanical (Lifts, Escalators, HVAC & ventilation, Stack parking etc.)	20	345.50	8.20%	4.90%
	3.2	Electrical (Conduiting, wiring, Panels, Transformers, Lighting, fixtures, Solar System etc.)	-	616.00	10.76%	8.74%
	3.3	**Plumbing& Firefighting** (piping, pumps and pump room, fixtures, etc.)	-	525.00	7.89%	7.45%
4.	**Finishing**					
	4.1	**Internal** (Brickwork, Plaster, tilling, flooring, painting, etc. within units and common areas)	-	809.00	11.55%	11.47%
	4.2	**External** (Plaster, painting, facade, Roads, Landscape etc.)	-	700.00	8.32%	9.93%
5.		**Others** (Consultancy, Security, Electricity, Diesel, Tower Crane, ETC.)	-	421.70	4.60%	5.98%
		Total	**2.00 Lacs**	**7049.70 Lacs**	**100%**	**99.99%**

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done		Percentage of total proposed work	
1.	**Excavation**				100%	
2.	**Laying of foundation**					
	(i)	Raft (58890 Sft)			100 % Completed	
	(ii)	Pile	NA			
3.	**Number of basement(s) 02**					
	(i)	Basement Level 2 (54800 Sft)	Structure work		100% Completed	
	(ii)	Basement level 1 (55260 Sft)	Structure & Civil work		100 % Completed	
4.	Waterproofing of the above sub-structure (wherever applicable)		Above Raft Area & Retaining Wall & Lift		100% Completed	
	Super-Structure Status					
5.	Total floors in the tower/ building (LG+GF+3)				100% Completed	
6.	Total area on each floor (340,340 Sft)				100% Completed	
7.	Stilt floor/ ground floor (43,670 Sft)				100% Completed	
8.	Status of laying of slabs floor wise (340340 Sft)				100% Completed	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		Partwise /Pour wise casting			
9.	**Status of construction**					
	(i)	Walls on floors			100%	
	(ii)	Staircase (06 Nos)			100%	
	(iii)	Lift wells along with water proofing (03 Nos. Lifts)			100%	
	(iv)	Lift lobbies/ common areas floor wise (14 Nos.)	Including Flooring		98%	
10.	Fixing of door and window frames in flats/ units		NA		NA	
11.	**Status of MEP**		**Internal (within flat)**	**Building works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works (Ducting, Ventilation, STP installation etc.)	NA	100%	NA	Nil
	(ii)	Electrical works including wiring, Panels, etc.	NA	99%	NA	Nil
	(iii)	Plumbing works & Firefighting works	NA	100%	NA	Nil
12.	Status of wall plastering		NA	Nil	NA	Nil
	(i)	External plaster	NA	100%	NA	Nil
	(ii)	Internal plaster	NA	100%	NA	Nil
13.	Status of wall tiling					
	(i)	In bathroom	NA	100%	NA	Nil
	(ii)	In kitchen	NA	Nil	NA	Nil
14.	Status of flooring		NA	Nil	NA	Nil
	(i)	Common areas (Corridors)	NA	100%	NA	Nil

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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		Nil	
	(i)	Internal walls	Internal Shops area	100%
	(ii)	External walls	External Painting	100%
16.	Status of finishing			
	(i)	Staircase with railing		100%
	(ii)	Lift wells		100%
	(iii)	Lift lobbies/ common areas floor wise		100%
17.	Status of installation			
	(Within flat/unit)			
	(i)	Doors and windows panels	Fire Doors	100%
	(ii)	Sanitary fixtures	Toilets	100%
	(iii)	Modular kitchen	NA	
	(iv)	Electrical fittings/ lighting		100%
	(v)	Gas piping (if any)	Nil	
	(Other than flat/units)			
	(vi)	Lifts installation	03 Nos	100%
	(vii)	Overhead tanks		100%
	(viii)	Underground water tank	Completed	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		100%
	(x)	Electrical fittings in common areas		100%
	(xi)	Compliance to conditions of environment/ CRZ NOC		100%
18.	Waterproofing of terraces		Brick Coba work	100%
19.	Entrance lobby finishing			100%
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			
	Covered no.	Yes	100%	
	Open no.	NA	Nil	
3.	Water supply	Yes	99%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	
5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	Yes	95%	
7.	Parks and playgrounds	NA	NA	
	Fixing of children play equipment's	NA	NA	
	Benches	NA	Nil	
8.	Shopping area	Yes	100%	
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	Complete	
11.	Solid waste management & disposal	Yes	Nil	
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	02 Nos
13.	Energy management (solar)	Yes	100%	
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)		Nil	
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	NA	Nil	
18.	Others	NA	Nil	
B-3	**Community buildings not to be transferred to RWA/competent authority**		Nil	
19.	Schools	NA	Nil	
20.	Dispensary	NA	Nil	
21.	Club	NA	Nil	
22.	Others	NA	Nil	
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

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