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	JMS GROUP PRIDE AVENUE
2.	Location	Sector-95A, Gurugram, Haryana
3.	Total Licensed area in acres	5.0458 acres
4.	Area for registration in acres	0.2018 acres
5.	HARERA registration no.	RC/REP/HARERA/GGM/891/623/2024/118
6.	Name of licensee	JMS Buildwell Realty Pvt. Ltd.
7.	Name of collaborator	Dharam Singh, Ravinder Singh, Jitender Singh S/o Jai Narayan and Kalyan Singh S/o Suresh Kumar
8.	Name of developer	JMS Buildwell Realty 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. Vikash Kumar
	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. Shubham Singhal
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.		

Yours faithfully,

VIMAL BAJAJ
Architect CA/98/19791
938, Sector-14, Gurgaon

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

Date :

Place :

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 (estimated)	% of work done to the total proposed work (445.30 Lakhs)
1.	**Sub structure** (Inclusive of excavation, foundation, Dewatering, basements, water proofing, etc.)	Nil	64.42	27%	14.47%
2.	**Super structure** (Slabs, staircase, lift wells, machine rooms, water tank, etc.)	24.08	99.08	20%	22.25%
3.	**MEP**				
	3.1 **Mechanical** (Lifts, Escalators, HVAC & ventilation, etc.)	Nil	Nil	8%	-
	3.2 **Electrical** (Conduiting, wiring, Panels, Transformers, Lighting, fixtures, AC etc.)	Nil	Nil	10%	-
	3.3 **Plumbing & Firefighting** (piping, pumps and pump room, fixtures, etc.)	Nil	Nil	9%	-
4.	**Finishing**				
	4.1 **Internal** (Brickwork, Plaster, tilling, flooring, painting, etc. within units and common areas)	2.00	2.00	12%	0.45%
	4.2 **External** (Plaster, painting, facade, Roads, Landscape etc.)	Nil	Nil	10%	-
5.	**Others** (Consultancy, Security, Electricity, Diesel, etc.)	Nil	1.00	4%	0.22%
	Total	**51.87**	**218.37**	**100%**	**49.04%**

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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	Raft and Isolated footings	100%		
	(ii)	Pile	NA	Nil		
3.	**Number of basement(s) 01**					
	(i)	Basement Level 2	NA	NA		
	(ii)	Basement level 1	Structure Complete	100%		
4.	Waterproofing of the above sub-structure (wherever applicable)		R. Walls Waterproofing	80%		
	Super-Structure Status					
5.	Total floors in the tower/ building- B1+G+4		Fourth Floor shuttering Completed			
6.	Total area on each floor -306 Sqm		1071 Sqm Slab completed			
7.	Stilt floor/ ground floor- 349 Sqm		Slab completed	100%		
8.	Status of laying of slabs floor wise		Basement-100%, GF-100%, FF-100%, 2F- 100%,3F-100%, 4F- Shuttering Completed	100%		
	Cumulative number of slabs in the building/ tower..... laid by end of quarter		4 Slabs Casting-Basement, 1st & 2nd F, 3rd F, 4th Shuttering	100%		
9.	**Status of construction**					
	(i)	Walls on floors	Block work completed GF-80% , FF-80%			
	(ii)	Staircase -02 Nos	Completed up to 4rd Floor			
	(iii)	Lift wells along with water proofing	Not done			
	(iv)	Lift lobbies/ common areas floor wise	Not done			
10.	Fixing of door and window frames in flats/ units		Not Done			
11.	**Status of MEP**		**Internal (within flat)**	**Building works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works (Ducting, Ventilation, STP installation etc.)	NA	Nil		Nil
	(ii)	Electrical works including wiring, Panels, etc.	NA	Nil		Nil
	(iii)	Plumbing works & Firefighting works	NA	Nil		Nil
12.	Status of wall plastering			Nil		Nil
	(i)	External plaster	NA	Nil		Nil
	(ii)	Internal plaster	NA	Nil		Nil
13.	Status of wall tiling					
	(i)	In bathroom	NA	Nil		Nil
	(ii)	In kitchen	NA	Nil		Nil
14.	Status of flooring					

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	(i)	Common areas (Corridors)	Nil	Nil		Nil

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

Note: (*) extend as per requirement

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