Pinnacle Architects Pvt.Ltd.

938, First Floor Sec-14
Gurgoan-122001 Haryana
P: +91 124 4089711
M: +91 9810406729
pin[illegible]@gmail.com

Annexure A

Architect's Certificate*			
Report for quarter ending			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	Avenue 86
	2.	Location	Village Badha,Sector 86, Gurugram
	3.	Licensed area in acres	6.40 Acres
	4.	Area for registration in acres	6.40 Acres
	5.	HARERA registration No.	66 of 2021
	6.	Name of licensee	S.M. Buildcon Pvt. Ltd., Rohtas Singh S/o Kanhaiya lal, Seema D/o Sohan Singh in collaboration with GLS Infraprojects Pvt. Ltd.
	7.	Name of collaborator	GLS Infraprojects Pvt Ltd
	8.	Name of developer	GLS Infraprojects Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	31/03/2026
	2.	Name of Architect/ Architect"s firm	Pinnacle Architects Pvt Ltd
	3.	Date of site inspection	07/04/2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr.No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Baburam
	2.	Structural consultant	Ronda Consultants, Gurgaon
	3.	Proof consultant	Sahni & Associates, Gurgaon
	4.	MEP consultant	One Design & Consultants, Noida
	5.	Site supervisor/incharge	Mr. Baburam

*On the letter head of the architect firm

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	: 07/04/2026	Yours faithfully,
Place	: Gurgaon	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)	:	

Table –A

Building/ Tower No. - Tower 1 & 2

(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.**				
S. No.	**Projects 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.)		0	10	10
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tanks etc.)		0	50	50
3.	**MEP**				
	3.1	Mechanical (Lifts Ventilation etc.)	0	1	1
	3.2	Electrical (conducting wiring, fixtures)	0	3	3
	3.3	Plumbing & firefighting (piping, pumps and pump room, fixtures etc.)	1	5	5
4	Finishing				
	4.1	Internal (Plaster, tilling, flooring, painting etc. within units and common areas)	1	2	2
	4.2	External (Plaster Painting façade etc.)	2	2	2

S. No.	**Tasks/ Activity**		**Description of work done**	**% of total proposed work**
	Sub Structure Status			
1.	Excavation		Done	100%
2.	Laying of foundation			----
	i	Raft	N/A	----
	ii	Pile	Done	100%
3	Number of basements			----
	i	Basement level 1	N/A	----
	ii	Basement level 2	N/A	----
4.	Waterproofing of the above sub structure (Wherever applicable)		Done	100%
	Super Structure Status			----
5	Total Floors in the tower/ Building		S+14	----
6	Total Area on each floor		5856.80 Sqft	----



7	Stilt floor/ ground floor			502.894 Sqft		0
8	Status of laying of slabs floor wise					15
	Cumulative number of slabs in the building/ tower_15_ laid by end of the quarter					----
9	Status of construction					-----
	i	Walls on floors		100%		100%
	ii	Staircase		100%		100%
	iii	Lift wells along with water proofing		100%		100%
	iv	Lift lobbies/common area floor wise		100%		100%
10	Fixing of door and window frames in flats/units			100%		100%
11	Status of MEP			Internal (Within flats)	External works	Internal (Within flats) / External works
	i	Mechanical Works		10	10	10%
	ii	Electrical works including wiring		20%	0	100%
	iii	Plumbing works		40%	0	100%
12	Status of Wall Plastering					----
	i	External Plaster		-----		0%
	ii	Internal Plaster		Under Progress		15%
13	Status of wall tiling					-----
	i	In bathroom		0	0	80%
	ii	In Kitchen		0	0	80%
14	Status of flooring					30%
	i	Common Areas		0	0	30%
	ii	Units/ Flats		0	0	85%
15	Status of white washing					----
	i		Internal walls	90%	0	0
	ii		External Walls	80%	0	0
16	Status of finishing					
	i		Staircase with railing	0	0	0
	ii		Lift wells	0	0	0
	iii		Lift lobbies /common areas floor wise	0	0	0
17	Status of installation (Within flat /Unit					-----
	i		Doors and window Panels	50		50
	ii		Sanitary fixtures	80		80
	iii		Modular Kitchen	----		----
	iv		Electrical fitting/ lighting	----		----

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	v	Gas Piping (If any)	----	----
	Other than Flats/Units			----
	vi	Lifts Installation	0	0
	vii	Overhead tanks	100%	100%
	viii	Underground Water tanks	0	0
	ix	Firefighting fitting and equipment's as per CFO NOC	----	0
	x	Electrical fitting in common area	0	0
	xi	Compliance to conditions of environment/ CRZ NOC	-----	----
18	Water proofing of terraces		0	0
19	Entrance lobby finishing		0	0
20	Status of construction of compound wall		0	0

Table –A

Building/ Tower No. - Tower 3 & 8.

(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.**				
S. No.	**Projects 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.)		0	10	10
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tanks etc.)		0	50	45
3.	**MEP**				
	3.1	Mechanical (Lifts Ventilation etc.)	0	0	0
	3.2	Electrical (conducting wiring, fixtures)	0	2	2
	3.3	Plumbing & firefighting (piping, pumps and pump room, fixtures etc.)	1	2	2

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4	Finishing				
	4.1	Internal (Plaster, tilling, flooring, painting etc. within units and common areas)	1	1	1
	4.2	External (Plaster Painting façade etc.)	0.5	0.5	0.5

S. No.	Tasks/ Activity		Description of work done	% of total proposed work
	Sub Structure Status			
1.	Excavation		Done	100%
2.	Laying of foundation			----
	i	Raft	N/A	----
	ii	Pile	Done	100%
3	Number of basements			----
	i	Basement level 1	N/A	----
	ii	Basement level 2	N/A	----
4.	Waterproofing of the above sub structure (Wherever applicable)		Done	100%
	Super Structure Status			----
5	Total Floors in the tower/ Building		S+12	----
6	Total Area on each floor		5856.80 Sqft	----
7	Stilt floor/ ground floor		502.894 Sqft	0
8	Status of laying of slabs floor wise			13
	Cumulative number of slabs in the building/ tower__12__ laid by end of the quarter			----
9	Status of construction			-----
	i	Walls on floors	Inprogress	95%
	ii	Staircase	Inprogress	95%
	iii	Lift wells along with water proofing	Inprogress	95%
	iv	Lift lobbies/common area floor wise	Inprogress	95%
10	Fixing of door and window frames in flats/units		COMPLETE	100%
11	Status of MEP		Internal (Within flats) / External works	Internal (Within flats) / External works
	i	Mechanical Works	0 / 0	0
	ii	Electrical works including wiring	In progress	40%
	iii	Plumbing works	0 / 0	0
12	Status of Wall Plastering			----
	i	External Plaster	-----	0
	ii	Internal Plaster	----	0
13	Status of wall tiling			40%
	i	In bathroom	0 / 0	40%

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	ii	In Kitchen	0	0	40%
14	Status of flooring				35%
	i	Common Areas	0	0	35%
	ii	Units/ Flats	0	0	35%
15	Status of white washing				----
	i	Internal walls	0	0	0
	ii	External Walls	0	0	0
16	Status of finishing				
	i	Staircase with railing	0	0	0
	ii	Lift wells	0	0	0
	iii	Lift lobbies /common areas floor wise	0	0	0
17	Status of installation (within flat /Unit				-----
	i	Doors and window Panels	0		0
	ii	Sanitary fixtures	0		0
	iii	Modular Kitchen	----		----
	iv	Electrical fitting/ lighting	----		----
	v	Gas Piping(If any)	----		----
	Other than Flats/Units				----
	vi	Lifts Installation	0		0
	vii	Overhead tanks	0		0
	viii	Underground Water tanks	0		0
	ix	Firefighting fitting and equipment's as per CFO NOC	----		0
	x	Electrical fitting in common area	0		0
	xi	Compliance to conditions of environment/ CRZ NOC	-----		----
18	Water proofing of terraces		0		0
19	Entrance lobby finishing		0		0
20	Status of construction of compound wall		0		0



Table –A

Building/ Tower No. - Tower 4

(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.**				
S. No.	**Projects 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.)		0	10	10
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tanks etc.)		0	50	50
3.	**MEP**				
	3.1	Mechanical (Lifts Ventilation etc.)	0	0	0
	3.2	Electrical (conducting wiring, fixtures)	0	5	5
	3.3	Plumbing & firefighting (piping, pumps and pump room, fixtures etc.)	1	2	2
4	Finishing				
	4.1	Internal (Plaster, tilling, flooring, painting etc. within units and common areas)	1	3	3
	4.2	External (Plaster Painting façade etc.)	0	1	1

S. No.	**Tasks/ Activity**		**Description of work done**	**% of total proposed work**
	Sub Structure Status			
1.	Excavation		Done	100
2.	Laying of foundation			----
	i	Raft	N/A	----
	ii	Pile	Done	100
3	Number of basements			----
	i	Basement level 1	N/A	----
	ii	Basement level 2	N/A	----
4.	Waterproofing of the above sub structure (Wherever applicable)		Done	0
	Super Structure Status			----
5	Total Floors in the tower/ Building		S+14	----
6	Total Area on each floor		5856.80 Sqft	----

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7	Stilt floor/ ground floor			502.894 Sqft		1
8	Status of laying of slabs floor wise					15
	Cumulative number of slabs in the building/ tower_15_ laid by end of the quarter					----
9	Status of construction					-----
	i	Walls on floors		100		100
	ii	Staircase		100		100
	iii	Lift wells along with water proofing		70		100
	iv	Lift lobbies/common area floor wise		0		100
10	Fixing of door and window frames in flats/units			0		100
11	Status of MEP			Internal (Within flats)	External works	Internal (Within flats)	External works
	i	Mechanical Works		0	0	0
	ii	Electrical works including wiring		0	0	0
	iii	Plumbing works		0	0	0
12	Status of Wall Plastering					----
	i	External Plaster		90		100
	ii	Internal Plaster		100		100
13	Status of wall tiling					-----
	i	In bathroom		0	0	0
	ii	In Kitchen		0	0	0
14	Status of flooring					
	i	Common Areas		0	0	0
	ii	Units/ Flats		0	0	0
15	Status of white washing					----
	i		Internal walls	50	0	100
	ii		External Walls	0	0	0
16	Status of finishing					
	i		Staircase with railing	0	0	0
	ii		Lift wells	0	0	0
	iii		Lift lobbies /common areas floor wise	0	0	0
17	Status of installation (within flat /Unit					-----
	i		Doors and window Panels	80		0
	ii		Sanitary fixtures	0		0
	iii		Modular Kitchen	N/A		N/A
	iv		Electrical fitting/ lighting	----		----
	v		Gas Piping(If any)	N/A		N/A
	Other than Flats/Units					----
	vi		Lifts Installation	0		0



	vii	Overhead tanks	0	0
	viii	Underground Water tanks	80%	100%
	ix	Firefighting fitting and equipment's as per CFO NOC	----	0
	x	Electrical fitting in common area	0	0
	xi	Compliance to conditions of environment/ CRZ NOC	-----	----
18	Water proofing of terraces		0	0
19	Entrance lobby finishing		0	0
20	Status of construction of compound wall		0	0

Table –A

Building/ Tower No. - Tower 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.**				
S. No.	**Projects 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.)		0	10	10
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tanks etc.)		0	50	50
3.	**MEP**				
	3.1	Mechanical (Lifts Ventilation etc.)	0	0	0
	3.2	Electrical (conducting wiring, fixtures)	0.5	3	3
	3.3	Plumbing & firefighting (piping, pumps and pump room, fixtures etc.)	1	2	2
4	Finishing				
	4.1	Internal	0	7.5	7.5

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		(Plaster, tilling, flooring, painting etc. within units and common areas)			
	4.2	External (Plaster Painting façade etc.)	0	2	2

S. No.	Tasks/ Activity		Description of work done	% of total proposed work
	Sub Structure Status			
1.	Excavation		Done	100%
2.	Laying of foundation			----
	i	Raft	N/A	----
	ii	Pile	Done	100%
3	Number of basements			----
	i	Basement level 1	N/A	----
	ii	Basement level 2	N/A	----
4.	Waterproofing of the above sub structure (Wherever applicable)		Done	100%
	Super Structure Status			----
5	Total Floors in the tower/ Building		S+14	----
6	Total Area on each floor		5856.80 Sqft	----
7	Stilt floor/ ground floor		502.894 Sqft	1
8	Status of laying of slabs floor wise			15
	Cumulative number of slabs in the building/ tower__15__ laid by end of the quarter			----
9	Status of construction			-----
	i	Walls on floors	100%	100%
	ii	Staircase	100%	100%
	iii	Lift wells along with water proofing	80%	100%
	iv	Lift lobbies/common area floor wise	80%	100%
10	Fixing of door and window frames in flats/units		60%	100%
11	Status of MEP		Internal (Within flats) / External works	Internal (Within flats) / External works
	i	Mechanical Works	0 / 0	0
	ii	Electrical works including wiring	0 / 0	0
	iii	Plumbing works	0 / 0	0
12	Status of Wall Plastering			----
	i	External Plaster	65%	80%
	ii	Internal Plaster	80%	100%
13	Status of wall tiling			-----
	i	In bathroom	0 / 0	0
	ii	In Kitchen	0 / 0	0
14	Status of flooring			
	i	Common Areas	0 / 0	0

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	ii Units/ Flats		0	0	0
15	Status of white washing				----
	i	Internal walls	35	0	0
	ii	External Walls	0	0	0
16	Status of finishing				
	i	Staircase with railing	0	0	0
	ii	Lift wells	0	0	0
	iii	Lift lobbies /common areas floor wise	0	0	0
17	Status of installation (within flat /Unit				-----
	i	Doors and window Panels	0		0
	ii	Sanitary fixtures	0		0
	iii	Modular Kitchen	----		----
	iv	Electrical fitting/ lighting	----		----
	v	Gas Piping(If any)	----		----
	Other than Flats/Units				----
	vi	Lifts Installation	0		0
	vii	Overhead tanks	0		0
	viii	Underground Water tanks	0		0
	ix	Firefighting fitting and equipment's as per CFO NOC	----		0
	x	Electrical fitting in common area	0		0
	xi	Compliance to conditions of environment/ CRZ NOC	-----		----
18	Water proofing of terraces		0		0
19	Entrance lobby finishing		0		0
20	Status of construction of compound wall		0		0

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Table –A

Building/ Tower No. - Tower 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.**				
S. No.	**Projects 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.)		0	10	10
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tanks etc.)		0	50	35
3.	**MEP**				
	3.1	Mechanical (Lifts Ventilation etc.)	0	0	0
	3.2	Electrical (conducting wiring, fixtures)	0	1.5	1.5
	3.3	Plumbing & firefighting (piping, pumps and pump room, fixtures etc.)	1	2	2
4	Finishing				
	4.1	Internal (Plaster, tilling, flooring, painting etc. within units and common areas)	0	0	0
	4.2	External (Plaster Painting façade etc.)	0	0	0

S. No.	**Tasks/ Activity**		**Description of work done**	**% of total proposed work**
	Sub Structure Status			
1.	Excavation		Done	100%
2.	Laying of foundation			----
	i	Raft	N/A	----
	ii	Pile	Done	0
3	Number of basements			----
	i	Basement level 1	N/A	----
	ii	Basement level 2	N/A	----
4.	Waterproofing of the above sub structure (Wherever applicable)		Done	0
	Super Structure Status			----
5	Total Floors in the tower/ Building		S+14	----
6	Total Area on each floor		5856.80 Sqf	----



			t			
7	Stilt floor/ ground floor		502.894 Sqft		0	
8	Status of laying of slabs floor wise				2	
	Cumulative number of slabs in the building/ tower_2_ laid by end of the quarter				----	
9	Status of construction				-----	
	i	Walls on floors	0		100%	
	ii	Staircase	0		100%	
	iii	Lift wells along with water proofing	0		100%	
	iv	Lift lobbies/common area floor wise	0		100%	
10	Fixing of door and window frames in flats/units		75%		0	
11	Status of MEP		Internal (Within flats)	External works	Internal (Within flats)	External works
	i	Mechanical Works	0	0	0	
	ii	Electrical works including wiring	20%	20%	20%	
	iii	Plumbing works	25%	25%	25%	
12	Status of Wall Plastering				----	
	i	External Plaster	-----		0	
	ii	Internal Plaster	----		0	
13	Status of wall tiling				-----	
	i	In bathroom	0	0	0	
	ii	In Kitchen	0	0	0	
14	Status of flooring					
	i	Common Areas	0	0	0	
	ii	Units/ Flats	0	0	0	
15	Status of white washing				----	
	i	Internal walls	0	0	0	
	ii	External Walls	0	0	0	
16	Status of finishing					
	i	Staircase with railing	0	0	0	
	ii	Lift wells	0	0	0	
	iii	Lift lobbies /common areas floor wise	0	0	0	
17	Status of installation (within flat /Unit				-----	
	i	Doors and window Panels	30		0	
	ii	Sanitary fixtures	0		0	
	iii	Modular Kitchen	----		----	
	iv	Electrical fitting/ lighting	----		----	
	v	Gas Piping(If any)	----		----	
	Other than Flats/Units				----	

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	vi	Lifts Installation	0	0
	vii	Overhead tanks	0	0
	viii	Underground Water tanks	0	0
	ix	Firefighting fitting and equipment's as per CFO NOC	----	0
	x	Electrical fitting in common area	0	0
	xi	Compliance to conditions of environment/ CRZ NOC	-----	----
18	Water proofing of terraces		0	0
19	Entrance lobby finishing		0	0
20	Status of construction of compound wall		0	0

TABLE – B

Sr. No.	Common area & facilities amenities	Proposed (Yes/No)	% of work done	Remark
B-1	**Services**			
1	Internal roads & Pavements	Yes	0%	
2	Parking Two Wheeler	Yes	0%	
	Covered No.....			
	Open No 488			
3	Water Supply	Yes	0%	
4	Sewerage (Chamber, Lines, septic tanks, STP	Yes	20%	
5	Storm water drains	Yes	20%	
6	Landscaping & tree plantation	Yes	0%	
7	Parks & Playground	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 & disposal of sewage &sullage water/ STP	Yes	50%	
11	Solid waste management& disposal	Yes	0%	
12	Water conservation, rain water harvesting, percolating well/ pit	Yes	85%	
13	Energy management (Solar)	Yes	0%	
14	Fire protection and fire safety requirements	Yes	0%	

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15	Electrical meter room , sub station, receiving station	Yes	40%	
16	Other (Option to be added)	----	----	
B-2	**Community Building not to betransferred to RWA**			
17	Community Center	No	90%	
18	Others	----		
B-3	**Community Building not to betransferred to RWA/ Competent Authority**			
19	Schools	No		
20	Dispensary	No		
21	Club	No		
22	Others	----		
B-4	**Services/ facilities to be transferred to competent authority**			
23	Extended as per requirement	No		

