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717, Gaur Heights, Sector-4, Vaishali, Ghaziabad - 201010

Annexure A

Architect's Certificate			
Report for quarter ending			31-Mar-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	Silver County
	2.	Location	Sector 95A, Gurugram
	3.	Licensed area in acres	5.025 Acres
	4.	Area for registration in acres	5.025 Acres
	5.	HARERA registration no.	73 of 2023
	6.	Name of licensee	Ivory Buildtech Private Limited Plus One Infratech Private Limited Sh. Gajender Singh S/o Mahipal Singh Sh. Harender Singh S/o Mahipal Singh
	7.	Name of collaborator	Ivory Buildtech Private Limited
	8.	Name of developer	Ivory Buildtech Private Limited
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	09/01/2026
	2.	Name of Architect/ Architect's firm	Studio ArchRok
	3.	Date of site inspection	6-Apr-2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Rakesh Dhanda
	2.	Structural consultant	Mr. Rohit Khandelwal
	3.	Proof consultant	NA
	4.	MEP consultant	Accurate Design Consultants
	5.	Site supervisor/incharge	Mr. Parveen 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.		

Date: 6-Apr-2026

Yours faithfully,

ROHIT KHANDELWAL ★ ARCHITECT ★ CA 98/22525

Place: Vaishali, Ghaziabad

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

Council of architects (CoA) registration no. : CA 98/22525

Council of architects (CoA) registration valid till (date) : 31.12.2029

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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.)		-	-	-
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)		-		-	
	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		Internal (within flat)	External works	Internal (within flat)	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	-		-	
	(ii)	Units/ flats	-			

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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		-	-
	(i)	Internal walls	-	-
	(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	-	-
	(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/ CRZ NOC	-	-
18.	Waterproofing of terraces		-	-
19.	Entrance lobby finishing		-	-
20.	Status of construction of compound wall		-	-

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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	90%	
2.	Parking	N.A		N.A.
	Covered no.	N.A		N.A.
	Open no.	N.A		N.A.
3.	Water supply	Yes	90%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	90%	
5.	Storm water drains	Yes	95%	
6.	Landscaping & tree plantation	Yes	80%	
7.	Parks and playgrounds	Yes	20%	
	Fixing of children play equipment's	Yes		
	Benches	Yes		
8.	Shopping area	No		
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0	
11.	Solid waste management & disposal	N.A	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	N.A	-	
14.	Fire protection and fire safety requirements	N.A	-	
15.	Electrical meter room, sub-station, receiving station	Yes	0%	
16.	Other (option to add more)	No	-	
B-2	**Community building to be transferred to RWA**			
17.	Community center	N.A		
18.	others	N.A.		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	N.A.		
20.	Dispensary	N.A.		
21.	Club	No		
22.	Others	N.A.		
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

PRAMIT KHANDELWAL CA 98/22525 ARCHITECT