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INDIA • DUBAI

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ANNEXURE -A

ARCHITECT'S CERTIFICATE

REPORT FOR QUARTER ENDING			**Sep-26**
Subject			**Certificate of progress of construction work**
1	**I, KULMEET SHANGARI has 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	MAGNUM BUSINESS DISTRICT
	2	Location	Sector- 74, GURUGRAM
	3	Licensed Area in acres	14.50615 Acres
	4	Area for registration in acres	14.50615 Acres
	5	HARERA Registration No.	RC/REP/HARERA/GGM/990/722/2025/93 Dated 16/10/2025
	6	Name of Licensee	Sh. Deepak S / o Om Prakash, Kuldeep, Rajpal, Vinod S / o Sh. Sant Singh, Sh. Man Singh S / o Sh. Dharam Singh, Sh. Prem Singh, Paramveer, Premraj, Paras Ram S / o Mohan Lal, Sh. Suresh S / o Mulchand, Smt. Puja Sharma W / o Sh. Navdeep, Smt. Tejender Kaur W / o Harpreet Singh S / o Inderjeet Singh. in collaboration with M/s Galaxy Magnum Projects Ltd.
	7	Name of Collaborator	M/s GALAXY MAGNUM PROJECTS LTD.
	8	Name of Developer	M/s GALAXY MAGNUM PROJECTS LTD.
2	**Details related to inspection are as under**		
	1	Date of Certifying of percentage of construction work/ site inspection	14 October 2026
	2	Name of Architect/ Architect's firm	ACPL Design Ltd,
	3	Date of site inspection	06 October 2026
3	**Following technical professionals are appointed by Promoter: - (as applicable)**		
	Sr. No.	Consultants	Name
	1	Site Engineer	RAJEEV SHARMA
	2	Structural Consultant	VINTECH CONSULTANTS
	3	Proof Consultant	Er. Kamal Kumar Sabharwal
	4	MEP Consultant	M/S P D A Consultants.
	5	Site supervisor/in charge	SANJEEV KUMAR SINGH

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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 B.

Date: 14 October 2026

Yours Faithfully,

KULMEET SHANGARI
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Place:

KULMEET SHANGARI

Council of Architects (CoA) Registration No. CA/ 97/ 21741

Council of Architects (CoA) Registration valid till (Date) 31.12.2034

Annexure A

Table-A					
Building / Tower no.			Block -2		
A1	**Cumulative progress of the project at the end of 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.)		**1,871.37**	**4,635.32**	**9.70%**
2	**Super Structure** (Slab, Brick work, Block work, Staircase, Lift walls, Machine rooms, water tanks, etc.)		-	-	
3	**MEP**				
	3.1	Mechanical (Lifts, Ventilation, Etc.)	-	-	
	3.2	Electrical (comduiting, wiring, fixtures, etc.)	-	-	
	3.3	(Plumbing and Firefighting (piping, pumps and pump rooms, fixtures, etc.)	-	-	
4	**Finishing**				
	4.1	Internal (plaster,tiling,flooring,painting, etc within units and common areas)	-	-	
	4.2	External (Plaster, painting, façade, etc)	-	-	

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Sr. No.	Tasks / Activity	Description of work done	Percentage of total proposed work
	Sub- Structure Status		
1	Excavation	WIP	25%
2	Laying of foundation		
	(i) Raft	WIP	20%
	(ii) Pile	N. A.	-
3	Number of basement (s) 03		
	(i) Basement Level 1	WIP	5%
	(ii) Basement Level 2	WIP	10%
	(iii) Basement Level 3	WIP	20%
4	Waterproofing of the above sub-structure (wherever applicable)	Yet to start	5%
	Super - Structure Status		
5	Total floors in the tower / building (3B+G+26)=30	WIP	0%
6	Total area on each floor	WIP	0%
7	Ground floor	WIP	0%
8	Status of laying of slabs floor wise		
	Cumulative number of slabs in the building / tower () laid by end of quarter	Yet to start	0%
9	Status of Construction		
	(i) Walls on floor	Yet to start	0%
	(ii) Staircase	Yet to start	0%
	(iii) Lift wells along with water proofing	Yet to start	0%
	(iv) Lift lobbies / common area floor wise	Yet to start	0%
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) Mechenical works	Yet to start	0.000%
	(ii) Electrical works including wiring	Yet to start	0.000%
	(iii) Plumbing works	Yet to start	0.000%
12	Status of wall plastering		
	(i) External Plaster	Yet to start	0.000%
	(ii) Internal Plaster	Yet to start	0.000%
13	Status of wall tiling		
	(i) in bathroom	Yet to start	0.000%
	(ii) in kitchen	Yet to start	
14	Status of flooring		
	(i) Common areas	Yet to start	0.000%
	(ii) Unit / flats	Yet to start	

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15	Status of white washing			
	1	Internal walls	Yet to start	0.000%
	2	External walls	Yet to start	0.000%
16	Status of finishing			
	(i)	Staircase with railing	Yet to start	0.000%
	(ii)	Lift wells along with water proofing	Yet to start	0.000%
	(iii)	Lift lobbies / common area floor wise	Yet to start	0.000%
17	Status of Installation			
	(within flat / unit)			
	(i)	Doors and window panels	Yet to start	0.000%
	(ii)	Sanitary fixtures	Yet to start	0.000%
	(iii)	Modular kitchen	Yet to start	-
	(iv)	Electrical fitting / lighting	Yet to start	0.000%
	(v)	Gas piping (if any)	Yet to start	-
	(other than flat / units)			
	(vi)	Lift installation	Yet to start	0.000%
	(vii)	overhead tanks	Yet to start	0.000%
	(viii)	Underground water tank	Yet to start	0.000%
	(ix)	Fire fighting fitting and equipment 's as per CFO NOC	Yet to start	0.000%
	(x)	Electrical fitting in common areas	Yet to start	0.000%
	(xi)	Compliance to conditions of environment / CRZ NOC	Yet to start	-
18	Waterproofing of terraces		Yet to start	0.000%
19	Entrance lobby finishing		Yet to start	0.000%
20	Status of Construction of compound wall		Yet to start	0.000%
Note (*) extend rows as per requirement				



TABLE B (UPTO Sep'2026)				
Sr. No.	**Common areas and facilities amenities**	**Proposed (Yes / No)**	**Percentage of work done**	**Remarks**
B-1	**Services**			
1	Internal roads & pavements	YES	0.0%	Yet to start
2	Parking	YES	0.0%	Yet to start
3	Covered no. (approx.) 2602	YES	0.0%	Yet to start
4	Open No. (approx.)	YES	0.0%	Yet to start
5	Water supplies	YES	0.0%	Yet to start
6	Sewerage (chamber , lines , septic tanks , STP)	YES	0.0%	Yet to start
7	Storm water drains	YES	0.0%	Yet to start
8	Landscaping & tree plantation	YES	0.0%	Yet to start
9	Parks and playgrounds	YES	0.0%	Yet to start
10	Fixing of children play equipment's	NO		
11	Benches	NO		
12	Shopping area	YES	0.0%	Yet to start
13	Street lighting / electrification	YES	0.0%	Yet to start
14	Treatment and disposal of sewerages and sullage water / STP	YES	0.0%	Yet to start
15	Electrical meter room , sub - station , receiving station .	YES	0.0%	Yet to start
16	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17	Community center	NO		
18	others			
B-3	**Community building not to be transferred to RWA / competent authority**			
19	Schools	NO		
20	Dispensary	NO		
21	Club	YES	0	Yet to start
22	Others			
B-4	**Services / facilities to be transferred to competent authority**			
23				

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