Annexure A

Architect's Certificate			
Report for quarter ending			**September 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	Indiabulls Heights
	2.	Location	Sector 104 - Gurugram
	3.	Licensed area in acres	34.0229 (Total Plot Area)
	4.	Area for registration in acres	5.589
	5.	HARERA registration no.	160(A) of 2017/7(3)/89/2025/31
	6.	Name of licensee	License No. 246/2007 and 56/2011
	7.	Name of collaborator	M/s. Indiabulls Limited
	8.	Name of developer	M/s. Indiabulls Nests Limited
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	7th Oct 2026
	2.	Name of Architect/ Architect's firm	For Ravinder Kumar
	3.	Date of site inspection	7th Oct 2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Hemant Garg
	2.	Structural consultant	Baldrige & Associates Structural Engineering Pvt. Ltd.
	3.	Proof consultant	Thornton Tomasetti India LLP
	4.	MEP consultant	AEON Integrated Building Design Consultants LLP
	5.	Site in charge	Mr. Hemant Garg
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	8th Oct 2026	Yours faithfully, Ar. Ravinder Kumar CA/2012/55971 M: 8860131417 **For Ravinder Kumar**
Place	: Gurugram	
Council of architects (CoA) registration no.	: CA/2012/55971	
Council of architects (CoA) registration valid till (date)	: 31/12/2034	

Annexure A

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower A**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (Lac)**	**Cumulative work done value till date (Lac)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		624.50	709.02	4.27%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	0	0%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0%
	4.2	External (plaster, painting, facade, etc.)	0	0	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		WIP		90%	
2.	Laying of foundation					
	(i)	Raft			0%	
	(ii)	Pile	WIP		35%	
3.	Number of basement(s)					
	(i)	Basement Level 1			0%	
	(ii)	Basement level 2			0%	
	(iii)	Basement level 3			0%	
4.	Waterproofing of the above sub-structure (wherever applicable)				0%	
	Super-Structure Status					
5.	Total floors in the tower/ building				0%	
6.	Total area on each floor				0%	
7.	Stilt floor/ ground floor				0%	
8.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter				0%	
9.	Status of construction					
	(i)	Walls on floors			0%	
	(ii)	Staircase			0%	
	(iii)	Lift wells along with water proofing			0%	
	(iv)	Lift lobbies/ common areas floor wise			0%	
10.	Fixing of door and window frames in flats/ units				0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works			0%	
	(ii)	Electrical works including wiring			0%	
	(iii)	Plumbing works			0%	
12.	Status of wall plastering					
	(i)	External plaster			0%	
	(ii)	Internal plaster			0%	
13.	Status of wall tiling					
	(i)	In bathroom			0%	

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	(ii)	In kitchen		0%
14.	Status of flooring			
	(i)	Common areas		0%
	(ii)	Units/ flats		0%
15.	Status of white washing			
	(i)	Internal walls		0%
	(ii)	External walls		0%
16.	Status of finishing			
	(i)	Staircase with railing		0%
	(ii)	Lift wells		0%
	(iii)	Lift lobbies/ common areas floor wise		0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		0%
	(ii)	Sanitary fixtures		0%
	(iii)	Modular kitchen		0%
	(iv)	Electrical fittings/ lighting		0%
	(v)	Gas piping (if any)		0%
	(other than flat/units)			
	(vi)	Lifts installation		0%
	(vii)	Overhead tanks		0%
	(viii)	Underground water tank		0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		0%
18.	Waterproofing of terraces			0%
19.	Entrance lobby finishing			0%
20.	Status of construction of compound wall			0%

Note: (*) extend rows as per requirement.

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Table – B					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower B**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (Lac)**	**Cumulative work done value till date (Lac)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		624.50	697.94	4.34%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	0	0%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0%
	4.2	External (plaster, painting, facade, etc.)	0	0	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		WIP		90%	
2.	Laying of foundation					
	(iii)	Raft			0%	
	(iv)	Pile	WIP		35%	
3.	Number of basement(s)					
	(iv)	Basement Level 1			0%	
	(v)	Basement level 2			0%	
	(vi)	Basement level 3			0%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building				0%	
6.	Total area on each floor				0%	
7.	Stilt floor/ ground floor				0%	
8.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter				0%	
9.	Status of construction					
	(v)	Walls on floors			0%	
	(vi)	Staircase			0%	
	(vii)	Lift wells along with water proofing			0%	
	(viii)	Lift lobbies/ common areas floor wise			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
	(iv)	Mechanical works			0%	
	(v)	Electrical works including wiring			0%	
	(vi)	Plumbing works			0%	
12.	Status of wall plastering					
	(iii)	External plaster			0%	
	(iv)	Internal plaster			0%	
13.	Status of wall tiling					
	(iii)	In bathroom			0%	

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	(iv)	In kitchen		0%
14.	Status of flooring			
	(iii)	Common areas		0%
	(iv)	Units/ flats		0%
15.	Status of white washing			
	(iii)	Internal walls		0%
	(iv)	External walls		0%
16.	Status of finishing			
	(iv)	Staircase with railing		0%
	(v)	Lift wells		0%
	(vi)	Lift lobbies/ common areas floor wise		0%
17.	Status of installation			
	(within flat/unit)			
	(xii)	Doors and windows panels		0%
	(xiii)	Sanitary fixtures		0%
	(xiv)	Modular kitchen		0%
	(xv)	Electrical fittings/ lighting		0%
	(xvi)	Gas piping (if any)		0%
	(other than flat/units)			
	(xvii)	Lifts installation		0%
	(xviii)	Overhead tanks		0%
	(xix)	Underground water tank		0%
	(xx)	Firefighting fitting and equipment's as per CFO NOC		0%
	(xxi)	Electrical fittings in common areas		0%
	(xxii)	Compliance to conditions of environment/ CRZ NOC		0%
18.	Waterproofing of terraces			0%
19.	Entrance lobby finishing			0%
20.	Status of construction of compound wall			0%

Note: (*) extend rows as per requirement.

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Table – C					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower C**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (lac)**	**Cumulative work done value till date (lac)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		475.5	537.93	3.94%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	0	0%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0%
	4.2	External (plaster, painting, facade, etc.)	0	0	0%

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Annexure A

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		WIP		92%	
2.	Laying of foundation					
	(v)	Raft			0%	
	(vi)	Pile			30%	
3.	Number of basement(s)					
	(vii)	Basement Level 1			0%	
	(viii)	Basement level 2			0%	
	(ix)	Basement level 3			0%	
4.	Waterproofing of the above sub-structure (wherever applicable)				0%	
	Super-Structure Status					
5.	Total floors in the tower/ building				0%	
6.	Total area on each floor				0%	
7.	Stilt floor/ ground floor				0%	
8.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter				0%	
9.	Status of construction					
	(ix)	Walls on floors			0%	
	(x)	Staircase			0%	
	(xi)	Lift wells along with water proofing			0%	
	(xii)	Lift lobbies/ common areas floor wise			0%	
10.	Fixing of door and window frames in flats/ units				0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(vii)	Mechanical works			0%	
	(viii)	Electrical works including wiring			0%	
	(ix)	Plumbing works			0%	
12.	Status of wall plastering					
	(v)	External plaster			0%	
	(vi)	Internal plaster			0%	
13.	Status of wall tiling					
	(v)	In bathroom			0%	

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	(vi)	In kitchen		0%
14.	Status of flooring			
	(v)	Common areas		0%
	(vi)	Units/ flats		0%
15.	Status of white washing			
	(v)	Internal walls		0%
	(vi)	External walls		0%
16.	Status of finishing			
	(vii)	Staircase with railing		0%
	(viii)	Lift wells		0%
	(ix)	Lift lobbies/ common areas floor wise		0%
17.	Status of installation			
	(within flat/unit)			
	(xxiii	Doors and windows panels		0%
	(xxiv	Sanitary fixtures		0%
	(xxv)	Modular kitchen		0%
	(xxvi	Electrical fittings/ lighting		0%
	(xxvi	Gas piping (if any)		0%
	(other than flat/units)			
	(xxvi	Lifts installation		0%
	(xxix	Overhead tanks		0%
	(xxx)	Underground water tank		0%
	(xxxi	Firefighting fitting and equipment's as per CFO NOC		0%
	(xxxi	Electrical fittings in common areas		0%
	(xxxi	Compliance to conditions of environment/ CRZ NOC		0%
18.	Waterproofing of terraces			0%
19.	Entrance lobby finishing			0%
20.	Status of construction of compound wall			0%

Note: (*) extend rows as per requirement.

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Table – D					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower D**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (lac)**	**Cumulative work done value till date (lac)**	**Percentage of work done to the total proposed work**
5.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		475.50	537.90	3.94%
6.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	0	0%
7.	**MEP**				
	3.1	Mechanical – (lifts, ventilation, etc.)	0	0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0%
8.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0%
	4.2	External (plaster, painting, facade, etc.)	0	0	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
21.	Excavation		WIP		92%	
22.	Laying of foundation					
	(vii)	Raft			0%	
	(viii)	Pile			28%	
23.	Number of basement(s)					
	(x)	Basement Level 1			0%	
	(xi)	Basement level 2			0%	
	(xii)	Basement level 3			0%	
24.	Waterproofing of the above sub-structure (wherever applicable)				0%	
	Super-Structure Status					
25.	Total floors in the tower/ building				0%	
26.	Total area on each floor				0%	
27.	Stilt floor/ ground floor				0%	
28.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter				0%	
29.	Status of construction					
	(xiii)	Walls on floors			0%	
	(xiv)	Staircase			0%	
	(xv)	Lift wells along with water proofing			0%	
	(xvi)	Lift lobbies/ common areas floor wise			0%	
30.	Fixing of door and window frames in flats/ units					
31.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(x)	Mechanical works			0%	
	(xi)	Electrical works including wiring			0%	
	(xii)	Plumbing works			0%	
32.	Status of wall plastering					
	(vii)	External plaster			0%	
	(viii)	Internal plaster			0%	
33.	Status of wall tiling					
	(vii)	In bathroom			0%	

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	(viii)	In kitchen		0%
34.	Status of flooring			
	(vii)	Common areas		0%
	(viii)	Units/ flats		0%
35.	Status of white washing			
	(vii)	Internal walls		0%
	(viii)	External walls		0%
36.	Status of finishing			
	(x)	Staircase with railing		0%
	(xi)	Lift wells		0%
	(xii)	Lift lobbies/ common areas floor wise		0%
37.	Status of installation			
	(within flat/unit)			
	(xxxi	Doors and windows panels		0%
	(xxx	Sanitary fixtures		0%
	(xxx	Modular kitchen		0%
	(xxx	Electrical fittings/ lighting		0%
	(xxx	Gas piping (if any)		0%
	(other than flat/units)			
	(xxxi	Lifts installation		0%
	(xl)	Overhead tanks		0%
	(xli)	Underground water tank		0%
	(xlii)	Firefighting fitting and equipment's as per CFO NOC		0%
	(xliii	Electrical fittings in common areas		0%
	(xliv	Compliance to conditions of environment/ CRZ NOC		0%
38.	Waterproofing of terraces			0%
39.	Entrance lobby finishing			0%
40.	Status of construction of compound wall			0%

Note: (*) extend rows as per requirement.

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Table – D					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**EWS Tower 1**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (lac)**	**Cumulative work done value till date (lac)**	**Percentage of work done to the total proposed work**
9.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0	0	0%
10.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	0	0%
11.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0%
12.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0%
	4.2	External (plaster, painting, facade, etc.)	0	0	0%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
41.	Excavation				0%	
42.	Laying of foundation					
	(ix)	Raft			0%	
	(x)	Pile			0%	
43.	Number of basement(s)					
	(xiii)	Basement Level 1				
	(xiv)	Basement level 2				
	(xv)	Basement level 3				
44.	Waterproofing of the above sub-structure (wherever applicable)				0%	
	Super-Structure Status					
45.	Total floors in the tower/ building				0%	
46.	Total area on each floor				0%	
47.	Stilt floor/ ground floor				0%	
48.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter				0%	
49.	Status of construction					
	(xvii)	Walls on floors			0%	
	(xviii)	Staircase			0%	
	(xix)	Lift wells along with water proofing			0%	
	(xx)	Lift lobbies/ common areas floor wise			0%	
50.	Fixing of door and window frames in flats/ units				0%	
51.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(xiii)	Mechanical works			0%	
	(xiv)	Electrical works including wiring			0%	
	(xv)	Plumbing works			0%	
52.	Status of wall plastering					
	(ix)	External plaster			0%	
	(x)	Internal plaster			0%	
53.	Status of wall tiling					
	(ix)	In bathroom			0%	

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	(x)	In kitchen		0%
54.	Status of flooring			
	(ix)	Common areas		0%
	(x)	Units/ flats		0%
55.	Status of white washing			
	(ix)	Internal walls		0%
	(x)	External walls		0%
56.	Status of finishing			
	(xiii)	Staircase with railing		0%
	(xiv)	Lift wells		0%
	(xv)	Lift lobbies/ common areas floor wise		0%
57.	Status of installation			
	(within flat/unit)			
	(xlv)	Doors and windows panels		0%
	(xlvi)	Sanitary fixtures		0%
	(xlvii)	Modular kitchen		0%
	(xlviii)	Electrical fittings/ lighting		0%
	(xlix)	Gas piping (if any)		0%
	(other than flat/units)			
	(l)	Lifts installation		0%
	(li)	Overhead tanks		0%
	(lii)	Underground water tank		0%
	(liii)	Firefighting fitting and equipment's as per CFO NOC		0%
	(liv)	Electrical fittings in common areas		0%
	(lv)	Compliance to conditions of environment/ CRZ NOC		0%
58.	Waterproofing of terraces			0%
59.	Entrance lobby finishing			0%
60.	Status of construction of compound wall			0%

Note: (*) extend rows as per requirement.

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Table – D					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**EWS Tower 2**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (lac)**	**Cumulative work done value till date (lac)**	**Percentage of work done to the total proposed work**
13.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0	0	0%
14.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0	0	0%
15.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0%
16.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0%
	4.2	External (plaster, painting, facade, etc.)	0	0	0%

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Sr. No.	Tasks/ Activity	Description of work done		Percentage of total proposed work	
	Sub-Structure Status				
61.	Excavation			0%	
62.	Laying of foundation				
	(xi) Raft			0%	
	(xii) Pile			0%	
63.	Number of basement(s)				
	(xvi) Basement Level 1				
	(xvii) Basement level 2				
	(xviii) Basement level 3				
64.	Waterproofing of the above sub-structure (wherever applicable)			0%	
	Super-Structure Status				
65.	Total floors in the tower/ building			0%	
66.	Total area on each floor			0%	
67.	Stilt floor/ ground floor			0%	
68.	Status of laying of slabs floor wise			0%	
	Cumulative number of slabs in the building/ tower 1B laid by end of quarter			0%	
69.	Status of construction				
	(xxi) Walls on floors			0%	
	(xxii) Staircase			0%	
	(xxiii) Lift wells along with water proofing			0%	
	(xxiv) Lift lobbies/ common areas floor wise			0%	
70.	Fixing of door and window frames in flats/ units			0%	
71.	Status of MEP	Internal (within flat)	External works	Internal (within flat)	External works
	(xvi) Mechanical works			0%	
	(xvii) Electrical works including wiring			0%	
	(xviii) Plumbing works			0%	
72.	Status of wall plastering				
	(xi) External plaster			0%	
	(xii) Internal plaster			0%	
73.	Status of wall tiling				
	(xi) In bathroom			0%	

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	(xii)	In kitchen		0%
74.	Status of flooring			
	(xi)	Common areas		0%
	(xii)	Units/ flats		0%
75.	Status of white washing			
	(xi)	Internal walls		0%
	(xii)	External walls		0%
76.	Status of finishing			
	(xvi)	Staircase with railing		0%
	(xvii)	Lift wells		0%
	(xviii	Lift lobbies/ common areas floor wise		0%
77.	Status of installation			
	(within flat/unit)			
	(lvi)	Doors and windows panels		0%
	(lvii)	Sanitary fixtures		0%
	(lviii	Modular kitchen		0%
	(lix)	Electrical fittings/ lighting		0%
	(lx)	Gas piping (if any)		0%
	(other than flat/units)			
	(lxi)	Lifts installation		0%
	(lxii)	Overhead tanks		0%
	(lxiii	Underground water tank		0%
	(lxiv	Firefighting fitting and equipment's as per CFO NOC		0%
	(lxv)	Electrical fittings in common areas		0%
	(lxvi	Compliance to conditions of environment/ CRZ NOC		0%
78.	Waterproofing of terraces			0%
79.	Entrance lobby finishing			0%
80.	Status of construction of compound wall			0%

Note: (*) extend rows as per requirement.

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