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 Estate & Club-I
	2.	Location	Sector 104 - Gurugram
	3.	Licensed area in acres	34.0229 (Total Plot Area)
	4.	Area for registration in acres	11.6211
	5.	HARERA registration no.	RC/REP/HARERA/GGM/897/629/2024/124
	6.	Name of licensee	License No. 246/2007, 56/2011, 37/2012, 66/2012, 67/2012, 43/2014 & 44/2014
	7.	Name of collaborator	M/s. Indiabulls Limited
	8.	Name of developer	M/s. Indiabulls Pharmacare 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,
Place	: Gurugram	Ar. Ravinder Kumar CA/2012/55971 M: 8860131417
Council of architects (CoA) registration no.	: CA/2012/55971	
Council of architects (CoA) registration valid till (date)	: 31/12/2034	**For Ravinder Kumar**

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**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**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		155	3716	20.27%
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		85%	
2.	Laying of foundation					
	(i)	Raft	Completed		100%	
	(ii)	Pile	Completed		100%	
3.	Number of basement(s)					
	(i)	Basement Level 1	In Progress		17%	
	(ii)	Basement level 2			14%	
	(iii)	Basement level 3			NA	
4.	Waterproofing of the above sub-structure (wherever applicable)				23%	
	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)			**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**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		424	3425	20.08%
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	Completed		100%	
	(iv)	Pile	Completed		100%	
3.	Number of basement(s)					
	(iv)	Basement Level 1	In Progress		15%	
	(v)	Basement level 2			13%	
	(vi)	Basement level 3			NA	
4.	Waterproofing of the above sub-structure (wherever applicable)				15%	
	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				0%	
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)			**3**		
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.)		665	3168	17.28%
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		88%	
2.	Laying of foundation					
	(v)	Raft	In Progress		100%	
	(vi)	Pile	Completed		100%	
3.	Number of basement(s)					
	(vii)	Basement Level 1			13%	
	(viii)	Basement level 2			12%	
	(ix)	Basement level 3			NA	
4.	Waterproofing of the above sub-structure (wherever applicable)				12%	
	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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