PRAKASH CHOUDHARY & ASSOCIATES
ARCHITECTS | INTERIOR DESIGNERS | VALUERS | CHARTERED ENGINEERS
C-18, SECOND FLOOR, OMAXE CITY CENTER, SECTOR 49, SOHNA ROAD
GURUGRAM, HARYANA (INDIA) PIN: 122018
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Architect's Certificate

	Report for quarter ending		30-Sep-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	Winter Hills-77 (Phase-01)
	2	Location	Sector 77, Gurugram
	3	Licensed area in acres	16.540 Acres
	4	Area for registration in acres	10.540 Acres for Phase-01
	5	HARERA registration no.	RC/REP/HARERA/GGM/2018/10 Dated 25.07.2018
	6	Name of licensee	M/s Janpriya Build Estate Pvt. Ltd.
	7	Name of collaborator	Umang Realtech Pvt. Ltd.,
	8	Name of developer	Umang Realtech Pvt. Ltd.,
2	Details related to inspection are as under		
	1	Date of certifying of percentage of construction work/ site inspection	05-Oct-26
	2	Name of Architect/ Architect's firm	Prakash Choudhary & Associates
	3	Date of site inspection	05-Oct-26
3	Following technical professionals are appointed by promoter: - (as applicable)		
	S No	Consultants	Name
	1	Site engineer	Himanshu Rawat
	2	Structural consultant	Optimal Consultancy Services P Ltd. & Vintech
	3	Proof consultant	IMCM
	4	MEP consultant	V.J. Consultants, Nehru Place, New Delhi
	5	Site In-charge	Prakash Singh Rawat
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	05-Oct-26	Yours faithfully
	Place	Gurugram	Signature & name (in block letters) with
			Stamp of Architect
	Council of architects (CoA) : Registration no. CA/2005/102637		
	Council of architects (CoA) : Registration valid till (date) 31.12. 2029		

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Table A

Building/ Tower no.		A, B, C, D, E, F,G, H, I, J, K & L		
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.)	0%	100%	100%
2	Super structure (Slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.)	0%	100%	100%
3	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0%	100%	100%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	0%	100%	100%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	100%	100%
4	Finishing			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0%	100%	100%
4.2	External (plaster, painting, facade, etc.)	0%	100%	100%

Sr. No.	Tasks/Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1	Excavation		Complete	100.00%
2	Laying of foundation		Complete	100.00%
	(i)	Raft	Complete	100.00%
	(ii)	Pile	Complete	100.00%
3	Number of basement(s) One		Complete	100.00%
	(i)	Basement Level 1	Complete	100.00%
	(ii)	Basement level 2*	NA	
4	Waterproofing of the above sub-structure (wherever applicable)		Complete	100.00%
	Super-Structure Status			
5	Total floors in the tower/ building		G+10	100.00%
6	Total area on each floor (Sqmtr)		511.28	100.00%
7	Stilt floor/ ground floor		511.28	100.00%
8	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower.....laid by end of quarter		Complete	100.00%
	Status of construction			
	(i)	Walls on floors	Complete	100.00%
	(ii)	Staircase	Complete	100.00%

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9	(iii)	Lift wells along with water proofing	Complete		100.00%	
	(iv)	Lift lobbies/ common areas floor wise	Complete		100.00%	
10	Fixing of door and window frames in flats/ units		Complete		100.00%	
11	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works		Pumps	NA	100%
	(ii)	Electrical works including wiring	Complete		100.00%	
	(iii)	Plumbing works	Complete		100.00%	
12	Status of wall plastering					
	(i)	External plaster	Complete			100%
	(ii)	Internal plaster	Complete		100.00%	
13	Status of wall tiling					
	(i)	In bathroom	Complete		100.00%	
	(ii)	In kitchen	Complete		100.00%	
14	Status of flooring					
	(i)	Common areas	Complete		100.00%	
	(ii)	Units/ flats	Complete		100.00%	
Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done		Percentage of total proposed work	
15	Status of white washing					
	(i)	Internal walls	Complete		100.00%	
	(ii)	External walls	Complete		100.00%	
16	Status of finishing					
	(i)	Staircase with railing	Complete		100.00%	
	(ii)	Lift wells	Complete		100.00%	
	(iii)	Lift lobbies/ common areas floor wise	Complete		100.00%	
17	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	Complete		100.00%	
	(ii)	Sanitary fixtures	Complete		100.00%	
	(iii)	Modular kitchen	Complete		100.00%	
	(iv)	Electrical fittings/ lighting	Complete		100.00%	
	(v)	Gas piping (if any) (other than flat/units)	N.A.		N.A.	
	(vi)	Lifts installation	Complete		100.00%	
	(vii)	Overhead tanks	Complete		100.00%	
	(viii)	Underground water tank	Complete		100.00%	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	Complete		100.00%	
	(x)	Electrical fittings in common areas	Complete		100.00%	
	(xi)	Compliance to conditions of environment/ CRZ NOC	Complete		100.00%	
	Waterproofing of terraces		Complete		100.00%	
	Entrance lobby finishing		Complete		100.00%	
	Status of construction of compound wall		Complete		100.00%	

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Table B					
	Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
	B-1	**Services**			
		Internal roads & pavements	Yes	100.00%	
		Parking			
		Covered no. 652+80	Yes	100.00%	
		Open no. . 168+50	Yes	100.00%	
		Water supply	Yes	100.00%	
		Sewerage (chamber, lines, septic tanks, STP)	Yes	100.00%	
		Storm water drains	Yes	100.00%	
		Landscaping & tree plantation	Yes	100.00%	
		Parks and playgrounds	Yes	100.00%	
		Fixing of children play equipment's	Yes	100.00%	
		Benches	Yes	100.00%	
		Shopping area	Yes	100.00%	
		Street lighting/ electrification	Yes	100.00%	
		Treatment and disposal of sewage and sullage water/ STP	Yes	100.00%	
		Solid waste management & disposal	Yes	100.00%	
		Water conservation, rain water, harvesting, percolating well/ pit	Yes	100.00%	
		Energy management (solar)	Yes	100.00%	
		Fire protection and fire safety requirements	Yes	100.00%	
		Electrical meter room, sub-station, receiving station	Yes	100.00%	
		Other (option to add more)			
	B-2	**Community building to be transferred to RWA**			
		Community centre	Yes	100.00%	
		others			
	B-3	**Community buildings not to be transferred to RWA/competent authority**			
		Schools	Yes	0.00%	
		Dispensary	No		
		Club	Yes	100.00%	
		Others	Yes	100.00%	
	B-4	**Services/ facilities to be transferred to competent authority**	Electrical S/S	100.00%	

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