UB'S DESIGN 'N' CREATE
Address: 153, New Colony, Gurugram
Ph.: 9999300102, Email: bhutani.pallavi@gmail.com

Architect's Certificate

Report for quarter ending	**30th 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	70 Grandwalk
2.	Location	Sector-70, Badshahpur, Gurugram
3.	Licensed area in acres	2.893 Acres
4.	Area for registration in acres	2.893 Acres
5.	HARERA registration no.	28 of 2017/7(3)/61/2025/03 Dated 04.03.2025
6.	Name of licensee	Shine Buildcon Pvt. Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Shine Buildcon Pvt. Ltd.

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	30-09-2026
2.	Name of Architect/ Architect's firm	UB'S Design 'N' Create 153, New Colony, Gurugram
3.	Date of site inspection	30-09-2026

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr. No	Consultants	Name
1.	Site engineer	Mr. Naresh Soni
2.	Structural consultant	Er. R.K. Singh 1192, Sector - 9A, Urban Estate, Gurugram
3.	Proof consultant	N/A

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	4.	MEP consultant	M/s P.K. Kalra Consultants F-67 (Basement), Green Park Main, New Delhi-110016
	5.	Site supervisor/incharge	Mr. Naresh Soni
4.	I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Buildi Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure wor and internal development works are as per the projected standard as envisaged in the registration and brochure, publicati 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 esta project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the wo executed with respect to each of the activity of the entire project/ phase is detailed in table A and table B.		

Date :04-10-2026

Yours faithfully,

Architect
Pallavi Pujara
CA/2011/53312

Place :Gurugram

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

Council of architects (CoA) registratic :CA/2011/53312
no.

Council of architects (CoA) registratic :31.12.2032
valid till (date)

Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)	**70 Grandwalk**

A1 Cumulative progress of the project/phase at the end of the quarter.

Sr. N	Project components	Work done value durir the quarter 01.07.2026 to 30.09.20 (Rs. In Lacs)	Cumulative work done value till date 30.09.2026(Rs. In Lacs)	Percentage of work done to the tota proposed work
	Sub structure (Inclusive of excavation, foundation, basements, water proofing, etc.)	0.00	1222.00	100%
	Super structure (Slabs, brick work, block work, stair cas lift wells, machine rooms, water tank, etc.)	0.00	2465.06	100%

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	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	45.52	2641.44	99.20%
	3.2	Electrical (Conducting, wiring, fixtures, etc	68.18	2805.26	99.5%
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	15.85	712.27	99.6%
	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	128.02	1070.91	93.0%
	4.2	External (plaster, painting, facade, etc.)	0.00	40.85	92%
	Internal/External Development (External Road works)		0.00	32.52	100%
	Common Area Facilities & Amenities (Fire safety requirements Mandatory/Signage)		23.51	147.94	97.5%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Excavation is completed	100%
2.	Laying of foundation			
	(i)	Raft	Raft is completed	100%
	(ii)	Pile	Not done	
3.	Number of basement(s) 3 Nos.			
	(i)	Basement Level 1	Rendering/brick work/plaster/whitewash completed	100%
	(ii)	Basement level 2		100%
	(iii)	Basement level 3		100%
4.	Waterproofing of the above su structure(wherever applicable)		All retain. Walls of basements, internal/ external plaster both side is completed	100%
	Super-Structure Status			
5.	Total floors in the tower/ building		G+12 floors, machine rooms and mumty	
6.	Total area on each floor		Builtup Area (jnSq.Mt.)	
7.	Basement-1		3510	
8.	Basement-2		3920.03	

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9.	Basement-3	3723.13	
10.	Ground Floor	2892.50	
11.	First Floor	2424.28	
12.	Second Floor	2401.17	
13.	Third Floor	2481.19	
14.	Fourth Floor(services floor)	2029.33	
15.	Fifth floor	1161.63	
16.	Sixth Floor	1161.63	
17.	Seventh Floor	1161.63	
18.	Eighth Floor	1121.54	
19.	Ninth Floor	1121.54	
20.	Tenth Floor	1121.54	
21.	Eleventh Floor	1067.59	
22.	Twelveth Floor	359.017	
23.	Terrance & Mumty/Machine Room	244.68	
24.	**Total Builtup Area**	**31902.43**	

25.	Stilt Floor/ Ground Floor		Brick work/Internal plaster work is completed		100%
26.	Status of laying of slabs floor wise				
	Cumulative number of slabs in the building/ tower. 16 (sixteen) laid by end of quarter		3 Basements & G+12 floors slabs have been cast		100%
27.	Status of construction				
	(i)	Walls on floors	Complete		100%
	(ii)	Staircase	Structure Complete		100%
	(iii)	Lift wells along with water proofing	Structure complete and water proofing is progress		100%
	(iv)	Lift lobbies/ common areas floor wise	Structure complete		97%
28.	Fixing of door and window frames in flat units		In progress		95%
29.	Status of MEP		Internal (within flat	External works	Internal (with flat) / External works
	(i)	Mechanical works	99.20%		99.20%
	(ii)	Electrical works including wiring	99.50%		99.50%
	(iii)	Plumbing works	99.60%		99.60%
30.	Status of wall plastering				
	(i)	External plaster	Paint/ whitewashing/coating In progress		100%
	(ii)	Internal plaster	Plaster work is in progress & pai whitewashing/coating In progress		93%

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31.	Status of wall tiling			
	(i)	In bathroom		98%
	(ii)	In kitchen		92%
32.	Status of flooring			
	(i)	Common areas		87%
	(ii)	Units/ flats		87%
33.	Status of white washing			
	(i)	Internal walls	Basement	100%
	(ii)	External walls		97%
34.	Status of finishing			
	(i)	Staircase with railing		97%
	(ii)	Lift wells	Whitewash done	100%
	(iii)	Lift lobbies/ common areas floor wise	Structure Complete	100%
35.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Stair 1 & Stair 2	90%
	(ii)	Sanitary fixtures	In progress	83%
	(iii)	Modular kitchen	N/A	N/A
	(iv)	Electrical fittings/ lighting	In progress	75%
	(v)	Gas piping (if any)	Work in Progress	78%
	(other than flat/units)			
	(vi)	Lifts installation	In progress	90%
	(vii)	Overhead tanks	Complete	100%
	(viii)	Underground water tank	Complete	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		99%
	(x)	Electrical fittings in common areas		92%
	(xi)	Compliance to conditions environment/ CRZ NOC	Being fully complied with	Being fully complied with
36.	Waterproofing of terraces		4th, 5th, 12th& 13th	95.5%
37.	Entrance lobby finishing		In progress	80%
38.	Status of construction of compound wall		Done	100%

Note: (*) extend rows as per requirement.

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Table – B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	100%	
2.	Parking			
	Covered	Yes	90%	
	Open	Yes	100%	
3.	Water supply	Yes	85%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	
5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	Yes	97%	
7.	Parks and playgrounds	No	-	
	Fixing of children play equipment's	No	-	
	Benches	Yes	0%	
8.	Shopping area	No	-	
9.	Street lighting/ electrification	Yes	96%	
10.	Treatment and disposal of sewage and sullage water/ ST	Yes	100%	
11.	Solid waste management & disposal	Yes	95%	
12.	Water conservation, rain water, harvesting, percolati well/ pit	Yes	100%	
13.	Energy management (solar)	Yes	100%	
14.	Fire protection and fire safety requirements	Yes	98%	
15.	Electrical meter room, sub-station, receiving station	Yes	100%	
16.	Other (option to add more)	No	-	
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	-	
18.	Others	No	p-	

B-3	**Community buildings not to be transferred RWA/competent authority**			
1.	Schools	No	-	
2.	Dispensary	No	-	
3.	Club	No	-	
4.	Others	No	-	
B-4	**Services/ facilities to be transferred to compete authority**	No	-	
5.	*			

Note: (*) extend as per requirement

PART – A – PHYSICAL PROGRESS

1. **Schedule of physical progress at the end of the quarter plot wise** (in case of plotted colony) - **NOT APPLICABLE**

Block No.	**No. of plots**	**Tentative completion dat of services**	**Estimated** no. of plots for which laying down of services complete at the	**Actual** no. of plots for which laying down of services complete at the	**Variance**	**Remarks**

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				end of the quarter	end of the quarter		
	Block 1	-	-	-	-	-	-
	Block 2	-	-	-	-	-	-
	Block 3	-	-	-	-	-	-
	Block 4	-	-	-	-	-	-
	Block 5	-	-	-	-	-	-
	Total plots	-	-	-	-	-	-

2. Schedule of physical progress at the end of the quarter apartment/ unit wise
(in case of group housing and commercial)

Tower No.	**No. of units**	**Tentative completion dat**	**Estimated no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter**	**Actual no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter**	**Variance**	**Remarks**
70 Grandwalk	511	30.12.2027	268	268	NIL	OC received forGF+FF+SF+ 3Basement on dated 10.10.2023
Total units	511	30.12.2027	268	268	NIL	

3. Schedule of physical progress stage wise at the end of the quarter for each tower
(in case of group housing and commercial)

Sr. N	**Particulars**	**Estimated physical progress %**	**Actual physical progress %**	**Variance**	**Remarks**
1.	Sub structure (inclusive of excavation, foundation, basements water proofing, etc.)	100%	100%	-	
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	100%	100%	-	
3.	MEP				
	(i) Mechanical (lifts, ventilatio etc.)	99.20%	99.20%	-	
	(ii) Electrical (conduiting, wiring, fixtures, etc.)	99.50%	99.50%	-	

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		(iii)	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	99.60%	99.60%	-	
	4.	Finishing					
		(i)	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	93.00%	93.00%	-	
		(ii)	External (plaster, painting, facade, etc.)	100%	100%	-	
5	Internal/External Development (Road & Pavement works)			100%	100%	-	

4. Schedule of physical progress of infrastructure and services at the end of the quarter

Sr. N	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
1.	Roads and Pavements	100%	100%	-	
2.	Parking	94%	94%	-	
3.	Water Supply	93%	93%	-	
4.	Sewerage	100%	100%	-	
5.	Electrification	98.5%	98.5%	-	
6.	Storm Water drainage	100%	100%	-	
7.	Parks and Play grounds	NA	NA	-	
8.	Street Light	96%	96%	-	
9.	Renewable energy system	90%	90%	-	
10.	Security and Fire fighting services	88%	88%	-	
11.	STP	100%	100%	-	
12.	Underground tank	100%	100%	-	
13.	Rain water harvesting	100%	100%	-	
14.	Electrical sub station	100%	100%	-	
Community building to be transferred to RWA					
15.	Community centre	NA	NA	-	
Community sites to be sold to third party or to be retained by promoter or to be transferred to competent authori					
16.	Schools	NA	NA	-	
17.	Club house	NA	NA	-	

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	18.	Hospital and dispensary	NA	NA	-	
	19.	Shopping area	NA	NA	-	
	20.	Others	NA	NA	-	

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