Pinnacle Architects Pvt. Ltd.
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ANNEXURE A

Annexure A

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	JMS GROUP PREMIER FLOORS-II
	2.	Location	Sector-95, Wazirpur, Gurugram, Haryana
	3.	Licensed area in acres	22.35625 ACRES
	4.	Area for registration in acres	0.3790 ACRES
	5.	HARERA registration No.	RC/REP/HARERA/GGM/895/627/2024/122 dated 16.12.2024
	6.	Name of licensee	JMS INFRA REALITY PRIVATE LIMITED NARENDER KUMAR S/O PARAS RAM YADAV AND MAYANK YADAV S/O JAWAHAR YADAV
	7.	Name of collaborator	JMS INFRA REALITY PRIVATE LIMITED
	8.	Name of developer	JMS INFRA REALITY PRIVATE LIMITED
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	05th October 2026
	2.	Name of Architect/ Architect's firm	PINNACLE ARCHITECTS PRIVATE LIMITED
	3.	Date of site inspection	01st October 2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Vikas Yadav
	2.	Structural consultant	Keen Associates Private Limited
	3.	Proof consultant	N/A
	4.	MEP consultant	BEHRA ASSOCIATES
	5.	Site supervisor/in-charge	Vikash Kumar
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:	05th October 2026	Yours faithfully,
Place:	Gurugram	
Council of Architects (CoA) registration No.:	CA/96/19791	VIMAL BAJAJ Architect CA/96/19791 933, Sector-14, Gurgaon VIMAL BAJAJ Signature & name (in block letters) with stamp of architect
Council of architects (CoA) registration valid till (date):	31.12.2030	

Table – A

Building/ Tower no.
(To be prepared separately for each building/ tower in the project/ phase of the project)

A1	**Cumulative progress of the project/phase at the end of the quarter. July 2026 to September 2026**				
Sr. No.	**Project components**	**Work done value during the quarter (Lacs)**	**Cumulative work done value till date (Lacs)**	**% Of Completion to Complete the Project**	**% of work done to the total proposed work (1796.55 Lacs)**
1.	**Sub structure** (Inclusive of excavation, foundation, Dewatering, basements, water proofing, etc.)		155.00	9%	8.63%
2.	**Super structure** (Slabs, staircase, lift wells, machine rooms, water tank, etc.)		415.00	24%	23.10%
3.	**MEP**				
	3.1 **Mechanical** (Lifts, Escalators, HVAC & ventilation, etc.)		143.00	11.5%	7.96%
	3.2 **Electrical** (Conduiting, wiring, Panels, Lighting, fixtures, AC etc.)		120.00	13%	6.68%
	3.3 **Plumbing & Firefighting** (piping, pumps and pump room, fixtures, etc.)		93.00	4%	5.18%
4.	**Finishing**				
	4.1 **Internal** (Brickwork, Plaster, tilling, flooring, painting, etc. within units and common areas)		609.56	31%	33.93%
	4.2 **External** (Plaster, painting, facade, Roads, Landscape etc.)	3	139.44	5.5%	7.76%
5.	**Others** (Consultancy, Security, Electricity, Diesel, Tower Crane, ETC.)		96	2%	5.34%
	Total	**3**	**1771**	**100%**	98.58%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	**Excavation**				100% Completed	
2.	**Laying of foundation**					
	(i)	Raft			100 % Completed	
	(ii)	Pile	NA			
3.	**Number of basement(s) 01**					
	(i)	Basement Level 2				
	(ii)	Basement level 1			100% Completed	
4.	Waterproofing of the above sub-structure (wherever applicable)		Outer side of RCC Wall		100% Completed	
	Super-Structure Status					
5.	Total floors in the tower/ building-14 Plots		56 Nos.			
6.	Total area on each floor -14 Plots		1098 Sft & 890 Sft			
7.	Stilt floor/ ground floor		823 & 1030 Sft		100 % Completed	
8.	Status of laying of slabs floor wise				100 % Completed	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		Total 84 Completed		100% Completed	
9.	**Status of construction**					
	(i)	Walls on floors	Internal Brickwork wip		100% Completed	
	(ii)	Staircase	Floor wise		100% Completed	
	(iii)	Lift wells along with water proofing			100% Completed	
	(iv)	Lift lobbies/ common areas floor wise				
10.	Fixing of door and window frames in flats/ units		Door Frames only		100% completed	
11.	**Status of MEP**		**Internal (within flat)**	**Building works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works (Ducting, Ventilation, STP installation etc.)	NA	NA	NA	100%
	(ii)	Electrical works including wiring, Panels, etc.	Wiring wip			
	(iii)	Plumbing works & Firefighting works	90%			
12.	Status of wall plastering					
	(i)	External plaster	100%			
	(ii)	Internal plaster	100%			
13.	Status of wall tiling					
	(i)	In bathroom	90%			
	(ii)	In kitchen	30%			
14.	Status of flooring					
	(i)	Common areas (Corridors)	85%			

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
15.	Status of white washing			
	(i)	Internal walls		100%
	(ii)	External walls		100%
16.	Status of finishing			
	(i)	Staircase with railing		100%
	(ii)	Lift wells		100%
	(iii)	Lift lobbies/ common areas floor wise		100%
17.	Status of installation			
	(Within flat/unit)			
	(i)	Doors and windows panels		100%
	(ii)	Sanitary fixtures		90%
	(iii)	Modular kitchen		60%
	(iv)	Electrical fittings/ lighting	Wiring work in progress	90%
	(v)	Gas piping (if any)	NA	
	(Other than flat/units)			
	(vi)	Lifts installation	Installation wip	80%
	(vii)	Overhead tanks	Yes (Plastic tanks)	50%
	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NA	
	(x)	Electrical fittings in common areas	Nil	
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Yes	100%
19.	Entrance lobby finishing		Nil	
20.	Status of construction of compound wall		NA	

Note: (*) extend rows as per requirement.

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Table – B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	NA		
2.	Parking	Yes		
	Covered no. . . . . .36 Nos	Yes	100%	
	Open no.	No		
3.	Water supply	Yes	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	External
5.	Storm water drains	Yes	100%	External
6.	Landscaping & tree plantation	Yes	85%	External
7.	Parks and playgrounds	Yes	80%	
	Fixing of children play equipment's	NA		
	Benches	NA		
8.	Shopping area	NA		
9.	Street lighting/ electrification	Yes	100%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100%	
11.	Solid waste management & disposal	NA		
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	100%	
13.	Energy management (solar)	NA		
14.	Fire protection and fire safety requirements	NA		
15.	Electrical meter room, sub-station, receiving station	Nil		
16.	Other (option to add more)			
B-2				
17.	Community Centre	NA		
18.	Others	NA		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA		
20.	Dispensary	NA		
21.	Club	NA		
22.	Others	NA		
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

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Note: (*) extend as per requirement