Pinnacle Architects Pvt. Ltd.

938, First Floor Sec-14
Gurgaon-122001 Haryana
P: +91 124 4089711
M: +91 9810406729
pinnacle938@gmail.com

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	MEGA CITY
2.	Location	Sector-05, Sohna Gurugram, Haryana
3.	Licensed area in acres	15.06875 ACRES
4.	Area for registration in acres	15.06875 ACRES
5.	HARERA registration No.	RC/REP/HARERA/GGM/720/452/2023/64 dated 23.05.2023
6.	Name of licensee	JMS INFRABUILD PRIVATE LIMITED
7.	Name of collaborator	JMS INFRABUILD PRIVATE LIMITED
8.	Name of developer	JMS INFRABUILD 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
Place:	GURUGRAM
Council of Architects (CoA) registration No.:	CA/96/19791
Council of architects (CoA) registration valid till (date):	31.12.2030

Yours faithfully,

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

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

Table-A

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

Al	**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)**	**Percentage of work done to the total proposed work (Total estimated cost 1435 Lacs)**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, Roads, Bwall etc.)	nill	334.77	23.33%
2.	**Super structure** (Slabs, brick work, Entry Gate, staircase, lift wells, machine STP, UGT water tank, etc.)	nill	433.28	30.19%
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.)	NA	NA	
	3.2 Electrical (Conduiting, wiring, fixtures, Electrical Poles etc.)		175.10	12.20%
	3.3 Plumbing & Firefighting (Storm water Line, Sewerage, Water supply, piping, pumps, and pump room, fixtures, etc.)	nill	464.15	32.34 %
4.	**Finishing**			
	4.1 Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	3.00	05.70	00.40 %
	4.2 External (Plaster, painting, facade, etc.)	nill	12.00	00.84 %
	Total Estimated Construction Cost (1435 Lacs)	**3.00**	**1425**	**99.30 %**

VIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		STP & UGT, Sewer & Storm Excavation Completed		100%	
2.	Laying of foundation					
	(i)	Raft	Entry Gate ,STP &UGT Completed		100%	
	(ii)	Pile	NA			
3.	Number of basement(s)					
	(i)	Basement Level I	NA			
	(ii)	Basement level 2*	NA			
4.	Waterproofing of the above sub-structure (wherever applicable)		STP, UGT & CIUB		100%	
	Super-Structure Status					
5.	Total floors in the tower/ building		NA			
6.	Total area on each floor		NA			
7.	Stilt floor/ ground floor		NA			
8.	Status of laying of slabs floor wise		NA			
	Cumulative number of slabs in the building/ tower.....laid by end of quarter		NA			
9.	Status of construction					
	(i)	Walls on floors	NA			
	(ii)	Staircase of STP & UGT	STP stairs done		100%	
	(iii)	Lift wells along with water proofing	NA			
	(iv)	Lift lobbies/ common areas floor wise	NA			
10.	Fixing of door and window frames in flats/ units		NA			
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NIL			
	(ii)	Electrical works including wiring	NIL			
	(iii)	Plumbing works	NIL	96%Completed		
12.	Status of wall plastering					
	(i)	External plaster	NIL			
	(ii)	Internal plaster	NIL			
13.	Status of wall tiling					
	(i)	In bathroom	Entrance Toilet		100%	
	(ii)	In kitchen	NA			
14.	Status of flooring					
	(i)	Common areas	NIL			
	(ii)	Units/ flats	NA			

VIMAL BAJAJ
Architect CA/96/19791
C-53, Sector-14, Gurgaon

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

Note: (*) extend rows as per requirement.

VIMAL BAJAJ
Architect CA/98/13791
938, Sector-14, Gurgaon

Table-B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
I.	Internal roads & pavements	Yes	95%	
2.	Parking	No	Nil	
	Covered no.....	No	Nil	
	Open no.....	No	Nil	
3.	Water supply	Yes	100%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100%	
5.	Storm water drains	Yes	100%	
6.	Landscaping & tree plantation	Yes	100%	
7.	Parks and playgrounds	Yes	40%	Civil work Completed
	Fixing of children play equipment's	Yes	Nil	
	Benches	No	NA	
8.	Shopping area	No	Nil	
9.	Street lighting/ electrification	Yes	90%	
IO.	Treatment and disposal of sewage and sullage water/ STP	Yes	Nil	
11.	Solid waste management & disposal	Yes	Nil	
12.	Water conservation, rainwater, harvesting, percolating well/ pit	Yes	95%	
13.	Energy management (solar)	No	NA	
14.	Fire protection and fire safety requirements	Yes	Nil	
15.	Electrical meter room, sub-station, receiving station	Yes	70%	Only meter room
16.	Other (option to add more)		Nil	
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	NO	Nil	
18.	Others	No	NA	
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	
20.	Dispensary	No	NA	
21.	Club	Yes	100%	
22.	Others	No	NA	
B-4	**Services/ facilities to be transferred to competent authority**	No	Nill	

VIKAS SAJAJ
Architect CA/96/19791
93, Sector-14, Gurgaon