Pinnacle Architects Pvt. Ltd.

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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 ELEGANTE
	2.	Location	Sector-05, Sohna Gurugram, Haryana
	3.	Licensed area in acres	15.06875 ACRES
	4.	Area for registration in acres	0.369 ACRES
	5.	HARERA registration No.	RC/REP/HARERA/GGM/1045/777/2026/17 dated 06.03.2026
	6.	Name of licensee	JMS INFRA BUILD PRIVATE LIMITED
	7.	Name of collaborator	JMS INFRA BUILD PRIVATE LIMITED
	8.	Name of developer	JMS INFRA BUILD 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 Signature & name (in block letters) with stamp of architect
Council of architects (CoA) registration valid till (date):	31.12.2030	

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

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 1106.94 Lacs)**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, Roads, Bwall etc.)		nill	nill	nill
2.	**Super structure** (Slabs, brick work, Entry Gate, staircase, lift wells, machine STP, UGT water tank, etc.)		nill	nill	nill
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	nill	nill	nill
	3.2	Electrical (Conduiting, wiring, fixtures, Electrical Poles etc.)	nill	nill	nill
	3.3	Plumbing & Firefighting (Storm water Line, Sewerage, Water supply, piping, pumps, and pump room, fixtures, etc.)	nill	nill	nill
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	nill	nill	nill
	4.2	External (Plaster, painting, facade, etc.)	nill	nill	nill
		Total Estimated Construction Cost (1106.94 Lacs)	**00**	**00**	**0 %**

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SCO, 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			
2.	Laying of foundation					
	(i)	Raft	Entry Gate ,STP &UGT Completed			
	(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			
	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			
	(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			
12.	Status of wall plastering					
	(i)	External plaster	NIL			
	(ii)	Internal plaster	NIL			
13.	Status of wall tiling					
	(i)	In bathroom	Entrance Toilet,			
	(ii)	In kitchen	NA			
14.	Status of flooring					
	(i)	Common areas	NIL			
	(ii)	Units/ flats	NA			

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938, 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		Nil
	(ii)	External walls		Nil
16.	Status of finishing			
	(i)	Staircase with railing		Nil
	(ii)	Lift wells		Nil
	(iii)	Lift lobbies/ common areas floor wise		Nil
17.	Status of installation			
	(Within flat/unit)			
	(i)	Doors and windows panels		Nil
	(ii)	Sanitary fixtures		Nil
	(iii)	Modular kitchen		Nil
	(iv)	Electrical fittings/ lighting		Nil
	(v)	Gas piping (if any)		Nil
	(Other than flat/units)			
	(vi)	Lifts installation		Nil
	(vii)	Overhead tanks		Nil
	(viii)	Underground water tank		Nil
	(ix)	Firefighting fitting and equipment's as per CFO NOC		Nil
	(x)	Electrical fittings in common areas		Nil
	(xi)	Compliance to conditions of environment/ CRZ NOC		Nil
18.	Waterproofing of terraces			Nil
19.	Entrance lobby finishing			Nil
20.	Status of construction of compound wall			Nil

Note: (*) extend rows as per requirement.

VISHAL BAJAJ
Architect CA/96/19791
925, 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	Nil	
2.	Parking	No	Nil	
	Covered no.....	No	Nil	
	Open no.....	No	Nil	
3.	Water supply	Yes	Nil	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	Nil	
5.	Storm water drains	Yes	Nil	
6.	Landscaping & tree plantation	Yes	Nil	
7.	Parks and playgrounds	Yes	Nil	
	Fixing of children play equipment's	Yes	Nil	
	Benches	No	Nil	
8.	Shopping area	No	Nil	
9.	Street lighting/ electrification	Yes	Nil	
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	Nil	
13.	Energy management (solar)	No	Nil	
14.	Fire protection and fire safety requirements	Yes	Nil	
15.	Electrical meter room, sub-station, receiving station	Yes	Nil	
16.	Other (option to add more)		Nil	
B-2	**Community building to be transferred to RWA**			
17.	Community Centre	NO		
18.	Others	No		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No		
20.	Dispensary	No		
21.	Club	Yes		
22.	Others	No		
B-4	**Services/ facilities to be transferred to competent authority**	No		

VIMAL [illegible]
Architect CA/96/19791
438, Sector-14, Gurgaon

Annexure B