Pinnacle Architects Pvt. Ltd.
938, First Floor Sec-14
Gurgaon-122001 Haryana
P: +91 124 4089711
M: +91 9810406729
pinnacle938@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 | THE PEARL |
| 2. | Location | Sector-95, Dhorka, Gurugram, Haryana |
| 3. | Licensed area in acres | 10.7875 ACRES |
| 4. | Area for registration in acres | 10.7875 ACRES |
| 5. | HARERA registration No. | RC/REP/HARERA/GGM/779/511/2024/06 dated 30.01.2024 |
| 6. | Name of licensee | JMS INFRA REALITY PRIVATE LIMITED |
| 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 | VIMAL BAJAJ Architect CA/96/19791 938, Sector-14, Gurgaon |
| Council of Architects (CoA) registration No.: | CA/96/19791 | VIMAL BAJAJ<br>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) | | | **The Pearl_ 217 Residential Plots and 1 Commercial Block** | | |
| **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)** | **Percentage of work done to the total proposed work (1618 Lakhs)** |
| **1.** | **Sub structure** (Excavation, Backfilling, foundation, basements, water proofing, etc.) | | Nil | 135.50 | 8.37% |
| **2.** | **Structure Work** (Boundary wall, Entry Gate, STP, UGT etc.) | | Nil | 163.00 | 10.07% |
| **3.** | **Civil Work** (Road Trimix, WBM, Pavers, Parks, Harvesting Pits, Meter Room, CSS, Park Development etc.) | | 22.00 | 305.00 | 18.85% |
| **4.** | **MEP** | | | | |
| | 3.1 | **Mechanical** (STP & UGT Pumproom, Mechanical ventilation) | nil | 76.60 | 4.73% |
| | 3.2 | **Electrical** (Cabling, Panels & Transformers, Substation, Electrical Poles & Lights etc.) | 26.00 | 190.00 | 11.74% |
| | 3.3 | **Plumbing & Firefighting** (Storm water Line, Sewerage, Domestic Water supply, Recycle water supply, pumps and pump room, fixtures, etc.) | 22.50 | 210 | 12.98% |
| **4.** | **Finishing** | | | | |
| | 4.1 | Internal (Plaster, tilling, flooring, painting, etc. within units and common areas) | Nil | Nil | - |
| | 4.2 | External (Plaster, painting, facade, etc.) | Nil | Nil | - |
| | 4.3 | Horticulture | | 14.50 | 0.90% |
| | 4.4 | Other works i.e. (HT Connection from DHBVN, Consultancy fee, CTE, Diesel, Water, housekeeping, Security etc. | 9.88 | 108.2 | 6.69% |
| | | **TOTAL (1618 Lakhs)** | **80.38** | **1202.80** | **74.34%** |

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Architect CA/96/19791
923, Sector-14, Gurgaon

| Sr. No. | Tasks/ Activity | | Description of work done | Percentage of total proposed work |
|---|---|---|---|---|
| | **Sub-Structure Status** | | | |
| 1. | Excavation | | STP Tank & UG TANK | 100% |
| 2. | Laying of foundation | | | |
| | (i) | Raft | STP TANK & UG TANK | 100% |
| | (ii) | Pile | NA | |
| 3. | Number of basement(s) | | NA | |
| 4. | Waterproofing of the above sub-structure (wherever applicable) | | | |
| | **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, Staircase | NA | |
| | (ii) | Lift wells along with water proofing | NA | |
| | (iii) | Lift lobbies/ common areas floor wise | NA | |
| 10. | Fixing of door and window frames in flats/ units | | NA | |
| 11. | Status of MEP | | External works | % Completed / Remarks |
| | (i) | Mechanical works | STP & UGT | Order placed |
| | (ii) | Electrical works including Cabling | Cable laying wip | 90% |
| | (iii) | Plumbing works (Sewer, Storm & Water supply) | | 95% |
| 12. | Status of wall plastering | | | |
| | (i) | Plaster (External & Internal) | Guard Room & Entry Gate | 100% |
| 13. | Status of wall tiling | | | |
| | (i) | In bathroom & Kitchen | NA | |
| 14. | Status of flooring | | | |
| | (i) | Common areas | STP & UGT Pump room | 100% |
| | (ii) | Units/ flats | NA | |

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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 | Entry Gate | 100% |
| | (ii) | External walls | Entry Gate | 100% |
| 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 | NA | |
| | (iii) | Modular kitchen | NA | |
| | (iv) | Electrical fittings/ lighting | NA | |
| | (v) | Gas piping (if any) | NA | |
| | (Other than flat/units) | | | |
| | (vi) | Lifts installation | NA | |
| | (vii) | Overhead tanks | NA | |
| | (viii) | Underground water tank | Structure Completed | 100% |
| | (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 | | NA | |
| 20. | Status of construction of compound wall | | NA | |

Note: (*) extend rows as per requirement.

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

**Table – B**

| Sr. No. | Common areas and facilities amenities | Proposed (Yes/ No) | Percentage of work done | remarks |
|---|---|---|---|---|
| **B-1** | **Services** | | | |
| 1. | Internal roads & pavements | Yes | 100% | |
| 2. | Parking | No | | |
| | Covered no. ..... | No | | |
| | Open no. ..... | No | | |
| 3. | Water supply | Yes | 95% | Water supply line |
| 4. | Sewerage (chamber, lines, septic tanks, STP) | Yes | 100% | |
| 5. | Storm water drains | Yes | 100% | |
| 6. | Landscaping & tree plantation | Yes | 90% | |
| 7. | Parks and playgrounds | Yes | 40% | |
| | Fixing of children play equipment's | Yes | Nil | |
| | Benches | No | | |
| 8. | Shopping area | No | | |
| 9. | Street lighting/ electrification | Yes | 90% | |
| 10. | 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 | NA | |
| 14. | Fire protection and fire safety requirements | Yes | Nil | |
| 15. | Electrical meter room, sub-station, receiving station | Yes | Nil | |
| 16. | Boundary wall | Yes | 100% | |
| **B-2** | **Community building to be transferred to RWA** | | | |
| 17. | Community Centre | Yes | Nil | |
| 18. | Others | No | | |
| **B-3** | **Community buildings not to be transferred to RWA/competent authority** | | | |
| 19. | Schools | No | | |
| 20. | Dispensary | No | | |
| 21. | Club | Yes | 65% | Structure wip |
| 22. | Others | No | | |
| **B-4** | **Services/ facilities to be transferred to competent authority** | | | |
| 23. | * | | | |

Note: (*) extend as per requirement

VIMAL BAJAJ
Architect CA/98/19791
938, Sector-14, Gurgaon