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 CAPITAL SQUARE
2.	Location	Sector-95, Wazirpur, Gurugram, Haryana
3.	Licensed area in acres	22.35625 Acres
4.	Area for registration in acres	0.8943 Acres
5.	HARERA registration No.	RC/REP/HARERA/GGM/855/587/2024/82 dated 02.08.2024
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, VIMAL BAJAJ Architect CA/96/19791 938, Sector-14, Gurgaon VIMAL BAJAJ Signature & name (in block letters) with stamp of Architect
Place:	Gurugram	
Council of Architects (CoA) registration No.:	CA/96/19791	
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 (estimated)**	**% of work done to the total proposed work (2000 Lakhs)**
1.	**Sub structure** (Inclusive of excavation, foundation, Rwall Dewatering, basements Slab, water proofing, etc.)	90.00	525.70	27%	26.29%
2.	**Super structure** (Slabs, staircase, lift wells, machine rooms, water tank, etc.)	135.67	289.40	20%	14.47%
3.	**MEP**				
	3.1 **Mechanical** (Lifts, Escalators, HVAC & ventilation, etc.)	Nil	Nil	8%	-
	3.2 **Electrical** (Conduiting, wiring, Panels, Transformers, Lighting, fixtures, AC etc.)	Nil	Nil	10%	-
	3.3 **Plumbing & Firefighting** (piping, pumps and pump room, fixtures, etc.)	Nil	Nil	9%	-
4.	**Finishing**				
	4.1 **Internal** (Brickwork, Plaster, tilling, flooring, painting, etc. within units and common areas)	34.73	39.23	12%	1.96%
	4.2 **External** (Plaster, painting, facade, Roads, Landscape etc.)	Nil	Nil	10%	-
5.	**Others** (Consultancy, Security, Electricity, Diesel, Tower Crane, ETC.)		3.77	4%	0.19%
	Total = 2000 Lakhs	**260.4**	**858.1**	**100%**	**42.91%**

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928, Sector-14, Gurgaon

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%	
	(ii)	Pile	NA		Nil	
3.	**Number of basement(s) 01**					
	(i)	Basement Level 1	Structure		100%	
	(ii)	Lower Ground Floor	Structure		100%	
4.	Waterproofing of the above sub-structure (wherever applicable)		R. wall		70%	
	Super-Structure Status					
5.	Total floors in the tower/ building		Basement+ LGF+ UGF+ 3			
6.	Total area Slab area		97747 sft		Nil	
7.	Stilt floor/ ground floor		20551.11 sft		Nil	
8.	Status of laying of slabs floor wise		LGF-100%, UGF-100%, FF-100%, 2F- 30%		90%	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter		02 Nos,			
9.	**Status of construction**					
	(i)	Walls on floors	Block work in progress		25%	
	(ii)	Staircase	Staircase completed up to FF Level			
	(iii)	Lift wells along with water proofing			Nil	
	(iv)	Lift lobbies/ common areas floor wise			Nil	
10.	Fixing of door and window frames in flats/ units				Nil	
11.	**Status of MEP**		**Internal (within flat)**	**Building works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works (Ducting, Ventilation, STP installation etc.)	NA	Nil		Nil
	(ii)	Electrical works including wiring, Panels, etc.	NA	Nil		Nil
	(iii)	Plumbing works & Firefighting works	NA	Nil		Nil
12.	Status of wall plastering			Nil		Nil
	(i)	External plaster	NA	Nil		Nil
	(ii)	Internal plaster	NA	Nil		Nil
13.	Status of wall tiling					
	(i)	In bathroom	NA	Nil		Nil
	(ii)	In kitchen	NA	Nil		Nil
14.	Status of flooring					
	(i)	Common areas (Corridors)	Nil	Nil		Nil

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Architect CA/96/19...
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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			30%

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Note: (*) extend rows as per requirement.

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	Nil	
2.	Parking	Yes	Nil	
	Covered no.	Yes	Nil	
	Open no.	Nil	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	No	Nil	
	Fixing of children play equipment's	No	Nil	
	Benches	No	Nil	
8.	Shopping area	Yes	Nil	
9.	Street lighting/ electrification	Yes	Nil	
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)	Yes	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)			
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.	*			

Note: (*) extend as per requirement

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