DFA CONSULTANTS PVT. LTD.

Architect's Certificate

Report for quarter ending	30.09.2026
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	Splendor Epitome
2.	Location	Sector -62, Gurugram
3.	Licensed area in acres	3.35 Acres
4.	Area for registration in acres	3.35 Acres
5.	HARERA registration no.	22 of 2019
6.	Name of licensee	Splendor Landbase Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Splendor Landbase Ltd.

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	03.10.2026
2.	Name of Architect/ Architect's firm	DFA Consultants Pvt. Ltd.
3.	Date of site inspection	01.10.26

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<table>
<tr><td rowspan="7">3.</td><td colspan="3">Following technical professionals are appointed by promoter: - (as applicable)</td></tr>
<tr><td>Sr. No.</td><td>Consultants</td><td>Name</td></tr>
<tr><td>1.</td><td>Site engineer</td><td>DFA Consultants Pvt. Ltd.</td></tr>
<tr><td>2.</td><td>Structural consultant</td><td>EBI India</td></tr>
<tr><td>3.</td><td>Proof consultant</td><td>NA</td></tr>
<tr><td>4.</td><td>MEP consultant</td><td>UCA . Pvt. Ltd.</td></tr>
<tr><td>5.</td><td>Site supervisor/incharge</td><td>Mr. Tulsidas Sharma</td></tr>
<tr><td>4.</td><td colspan="3">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.</td></tr>
<tr><td>5.</td><td colspan="3">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.</td></tr>
</table>

Date : 03.10.2026

Place : Noida

Council of architects (CoA) registration no. : CA/91/13852

Council of architects (CoA) registration valid till (date) :31.12.2032

Yours faithfully,

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



Annexure B

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**TOWER A**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)			95%	95%
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			95.0%	95.0%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)		60%	60%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)		75%	75%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)		65%	65%
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)		45%	45%
	4.2	External (plaster, painting, facade, etc.)		85%	85%

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		Excavation including backfilling (TowerA)		100%	
2.	Laying of foundation					
	(i)	Raft	Casting of raft (TowerA)		100%	
	(ii)	Pile	NA			
3.	Number of basement(s)					
	(i)	Basement Level 1	(TowerA)		95%	
	(ii)	Basement level 2*	(TowerA)		95%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Water proofing of non tower area (TowerA)		90%	
	Super-Structure Status					
5.	Total floors in the tower/ building		13 (G+12)		100.0%	
6.	Total area on each floor		1787.89 (12th)		95.0%	
7.	Stilt floor/ ground floor		Structure completed		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower . . . . . 13 . . . . laid by end of quarter		Total 100% slab of 13th roof completed.		100%	
9.	Status of construction					
	(i)	Walls on floors	Staircases and shaft only		90%	
	(ii)	Staircase	Till Twelfth floor		95%	
	(iii)	Lift wells along with water proofing	Till Twelfth floor		95%	
	(iv)	Lift lobbies/ common areas floor wise	Till Twelfth floor		95%	
10.	Fixing of door and window frames in flats/ units		NIL			
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NIL		25%	

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	(ii)	Electrical works including wiring	NIL	10%
	(iii)	Plumbing works	NIL	25%
12.	Status of wall plastering			NIL
	(i)	External plaster	NIL	
	(ii)	Internal plaster	NIL	
13.	Status of wall tiling			
	(i)	In bathroom		
	(ii)	In kitchen		
14.	Status of flooring			
	(i)	Common areas		
	(ii)	Units/ flats		
15.	Status of white washing			
	(i)	Internal walls		
	(ii)	External walls		
16.	Status of finishing			
	(i)	Staircase with railing		
	(ii)	Lift wells		
	(iii)	Lift lobbies/ common areas floor wise		
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		
	(ii)	Sanitary fixtures		
	(iii)	Modular kitchen		
	(iv)	Electrical fittings/ lighting		
	(v)	Gas piping (if any)		
	(other than flat/units)			
	(vi)	Lifts installation		
	(vii)	Overhead tanks		
	(viii)	Underground water tank		
	(ix)	Firefighting fitting and equipment's as per CFO NOC		
	(x)	Electrical fittings in common areas		
	(xi)	Compliance to conditions of environment/ CRZ NOC		

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18.	Waterproofing of terraces		
19.	Entrance lobby finishing		
20.	Status of construction of compound wall		30%

Note: (*) extend rows as per requirement.

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**TOWER B**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed work**
5.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)			85%	85%
6.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			0.0%	0.0%
7.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)		0%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)		0%	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)		0%	0%
8.	**Finishing**				

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	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)		0%	0%
	4.2	External (plaster, painting, facade, etc.)		0%	0%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
21.	Excavation		Excavation including backfilling (TowerB)	100%
22.	Laying of foundation			
	(iii)	Raft	Casting of raft (TowerB)	100%
	(iv)	Pile	NA	
23.	Number of basement(s)			
	(iii)	Basement Level 1	(TowerB)	95%
24.	Waterproofing of the above sub-structure (wherever applicable)		Water proofing of non tower area (TowerB)	0.0%
	Super-Structure Status			
25.	Total floors in the tower/ building		B (G+2)	0.0%
26.	Total area on each floor		1070(G) 500(1st, 2nd)	0.0%
27.	Stilt floor/ ground floor		Structure completed	0.0%
28.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/ tower . . . . . laid by end of quarter		Total % slab of roof completed.	0.0%
29.	Status of construction			
	(v)	Walls on floors	Staircases and shaft only	0.0%
	(vi)	Staircase	Till __ floor	0.0%
	(vii)	Lift wells along with water proofing	Till __ floor	0.0%

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	(viii)	Lift lobbies/ common areas floor wise	Till __ floor		0.0%	
30.	Fixing of door and window frames in flats/ units		NIL			
31.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(iv)	Mechanical works	NIL			
	(v)	Electrical works including wiring	NIL			
	(vi)	Plumbing works	NIL			
32.	Status of wall plastering				NIL	
	(iii)	External plaster	NIL			
	(iv)	Internal plaster	NIL			
33.	Status of wall tiling					
	(iii)	In bathroom				
	(iv)	In kitchen				
34.	Status of flooring					
	(iii)	Common areas				
	(iv)	Units/ flats				
35.	Status of white washing					
	(iii)	Internal walls				
	(iv)	External walls				
36.	Status of finishing					
	(iv)	Staircase with railing				
	(v)	Lift wells				
	(vi)	Lift lobbies/ common areas floor wise				
37.	Status of installation					
	(within flat/unit)					
	(xii)	Doors and windows panels				
	(xiii)	Sanitary fixtures				
	(xiv)	Modular kitchen				
	(xv)	Electrical fittings/ lighting				
	(xvi)	Gas piping (if any)				
	(other than flat/units)					
	(xvii)	Lifts installation				

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	(xviii)	Overhead tanks		
	(xix)	Underground water tank		
	(xx)	Firefighting fitting and equipment's as per CFO NOC		
	(xxi)	Electrical fittings in common areas		
	(xxii)	Compliance to conditions of environment/ CRZ NOC		
38.	Waterproofing of terraces			
39.	Entrance lobby finishing			
40.	Status of construction of compound wall			0.0%

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	Yes	NIL	
2.	Parking	Yes	0.0%	
	Covered no. .			
	Open no.			
3.	Water supply	Yes	NIL	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	NIL	
5.	Storm water drains	Yes	NIL	
6.	Landscaping & tree plantation			
7.	Parks and playgrounds			NA
	Fixing of children play equipment's			
	Benches			
8.	Shopping area			NA
9.	Street lighting/ electrification			
10.	Treatment and disposal of sewage and sullage water/ STP			
11.	Solid waste management & disposal			
12.	Water conservation, rain water, harvesting, percolating well/ pit			
13.	Energy management (solar)			
14.	Fire protection and fire safety requirements			
15.	Electrical meter room, sub-station, receiving station			
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre			NA
18.	others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			NA
19.	Schools			
20.	Dispensary			
21.	Club			
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			NA
23.	*			

Note: (*) extend as per requirement

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