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ARCHITECT'S CERTIFICATE

To
The Bank Manager
Kotak Mahindra Bank Ltd.
Corporate, Institutional & Investment Banking
Kotak Aerocity , Asset Area 9, 1st Floor, Ibis Commercial Block,
Hospitality District, IGI Airport,
New Delhi - 110 037

Subject: - Certificate of progress of construction work in project "**ONE GLOBAL**" for quarter ending **31st March-2026**

Dear Sir

I, **KULMEET SHANAGRI** has undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans.

S. No.	Particulars	Information
1.	Name of the Project	ONE GLOBAL
2.	Location	Sector-73, Gurugram, Haryana
3.	Licensed No. and Validity	184 of 2022 dated 14.11.2022 valid upto 13.11.2027
4.	Licensed area in Acres	7.40625 acres
5.	Area of project for registration	7.40625 acres
6.	Nature of the Projects	Commercial Plotted Colony (SCO)
7.	Total FAR of the projects	44,958.041 sqm
8.	Number of Blocks	5
9.	Number of Units	82
10.	**Name of the Promoters**	
(i)	License Holder	Goddard Builders and Constructions Pvt. Ltd.
(ii)	Collaborator	Capital Heights Pvt. Ltd.
11.	Name of Developer	Capital Heights Pvt. Ltd.
12.	HRERA Registration No.	30 of 2023 dated 02.02.2023 RC/REP/HARERA/GGM/686/418/2023/30
13.	HARERA Unique No.	RERA-GRG-PROJ-1274-2023
14.	Date of certifying of percentage of construction / site inspection	15.04.2026
15.	Site Engineer / Supervisor	Rahul Tomar

I/we 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.

I/we 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 HRERA is as per Table A 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.

KULMEET SHANGARI
ARCHITECT
CA/97/21741

KULMEET SHANGARI
(Architect)
Registration No. CA/97/21741
Date: - 15.04.2026
Place: - New Delhi

TABLE "A"

Sr. No.	Project Components		Percentage of work done till 31.03.2026	Percentage of work done to the total proposed work till 30.06.2026
1.	**Sub Structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		99.00%	100.00%
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		85.00%	90.00%
3.	**MEP**			
	3.1	Mechanical (lifts, ventilation, etc.)	0.00%	0.00%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	80.00%	90.00%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	88.00%	92.00%
4.	**Finishing**			
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	45.00%	55.00%
	4.2	External (plaster, painting, facade, etc.)	45.00%	55.00%



KULMEET SHANGARI
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