IPS
DESIGN
STUDIO

ARCHITECTS, ENGINEERS & PROJECT MANAGERS

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 Capital Heights Pvt. Ltd., project "**THE RESIDENCES THREE SIXTY**" for quarter ending **31st March-2026**

Dear Sir

I/we have 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	THE RESIDENCES THREE SIXTY
2.	Location	Sector-70A, Gurugram, Haryana
3.	Licensed No. and Validity	16 of 2009 dated 01.06.2009 valid upto 28.05.2027 and 73 of 2013 dated 30.07.2013 valid up to 29.07.2026
4.	Licensed area in Acres	27.7163 acres
5.	Area of project for registration	2.79 acres
6.	Nature of the Projects	Group Housing Colony
7.	Total FAR of the projects	20,277.577 sqm.
8.	Number of Blocks	CR-01 & CR-02
9.	Number of Units	CR-01 : 110 Units & CR-02 : 86 Units
10.	**Name of the Promoters**	
(i)	License Holder	Haamid Real Estate Pvt. Ltd.
(ii)	Collaborator	Capital Heights Pvt. Ltd.
11.	Name of Developer	Capital Heights Pvt. Ltd.
12.	HRERA Registration No.	117 of 2024 dated 02.12.2024 RC/REP/HARERA/GGM/890/622/2024/117
13.	HARERA Unique No.	RERA-GRG-PROJ-1396-2023
14.	Date of certifying of percentage of construction / site inspection	14.04.2026
15.	Site Engineer / Supervisor	Punyak Ahuja

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.

For **IPS Design Studio**

IPS DESIGN STUDIO N-8, Basement, Panchsheel Park New Delhi-110017

Jyoti Prakash Sharma
(Architect)
Registration No. CA_2008_43101 Valid to 31.12.2029
Date: - 14.04.2026
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.)		100.00%	100.00%
2.	**Super Structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		97.00%	99.00%
3.	**MEP**			
	3.1	Mechanical (lifts, ventilation, etc.)	25.00%	30.00%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	65.00%	68.00%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	74.00%	78.00%
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%

For **JPS Design Studio**

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