ARCH. KUMUD
Architecture & Valuation
Planning, Interior & Exterior Designer
Project Consultant

Office Address:-
Office No. 425, 4th Floor
Shree Ram Plaza, Bank More,
Dhanbad - 826001 (Jharkhand)

Mob No: 7633999700 I Email Id: vaastushreth @gmail.com

ANNEXURE - A

Architect's Certificate

1 **I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above- mentioned project as per the approved plans and approved structural drawings duly vetted by the proof**

Sr. No.	Particulars	Information
1	**Name of the Project**	One42 Golf Course Road
2	**Location**	Sector-42, Gurugram, Haryana
3	**Licenced Area in acres**	3.4262 Acres
4	**Area for registration in acres**	3.4262 Acres
5	**HARERA Registration No.**	RC/REP/HARERA/GGM/893/625/2024/120
6	**Name of Licensee**	M/s Experion Developers Pvt. Ltd. (Ownership through allotement from HSVP vide LOI Endst No. ZO002/EOO18/UE029/LALOT/0000000126 dated 12.07.2023)
7	**Name of Collaborator**	Experion Developers Pvt Ltd
8	**Name of Developer**	Experion Developers Pvt Ltd

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

Sr. No.	Particulars	Information
1	Date of certifying of percentage of construction work/ site inspection	12-10-2026
2	Name of Architect/ Architect's firm	Mrs. Kumud Kanchan
3	Date of site inspection	03-10-2026

3 **Following technical professionals are appointed by promoter: - (as applicable)**

Sr. No.	Consultants	Name
1	Site Engineer	Mr. Ashok Pal Singh
2	Structural Consultants	Mr. Paresh Jauhri
3	Proof Consultant	Mr. Sudhir Kumar
4	MEP Consultant	M/S Proion Consultants Private Limited
5	Site Supervisor / In Charge	Mr. Rakesh 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 : 12-10-2026
Place : Gurugram
Council of Architects (CoA) registration No. : CA/2006/37532
Council of architects (CoA) registration valid till (date) : 31-12-2035

Yours Faithfully,

Developers Private

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:21:26 +05'30'

Table A

Tower Name -	TOWER - A

A1	Cumulative progress of the project at the end of the quarter.				
Sr.No.	Project components		Work done value during the quarter (Lakhs)	Cumulative work done value till date (Lakhs)	Percentage of work done to the total proposed work
1	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		280.00	494.05	6%
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		-	-	0%
3	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	-	-	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	-	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	0%
4	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	0%
	4.2	External (plaster, painting, facade, etc.)	-	-	0%

Sr. No.	Tasks / Activity		Description of work done	Percentage of Total Proposed Work
	Sub - Structure Status			
1	Excavation			15%
2	Laying of Foundation			
	(i)	Raft		0%
	(ii)	Pile		0%

Expleron Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:21:48 +05'30'

3	Number of Basements			
	(i)	Basement Level 1		0%
	(ii)	Basement Level 2		0%
4	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super - Structure Status			
5	Total floors in the tower			0%
6	Total area on each floor (Carpet Area of complete tower)			0%
7	Stilt floor/ ground floor			0%
8	Status of laying of slabs floor wise			0%
	Cumulative number of slabs in the tower			0%
9	**Status of construction**			
	(i)	Walls on floors		0%
	(ii)	Staircase		0%
	(iii)	Lift wells along with water proofing		0%
	(iv)	Lift lobbies / common areas floor wise		0%
10	Fixing of door and window frames in apartments			0%
11	**Status of wall plastering**			
	(i)	External Plaster		0%
	(ii)	Internal Plaster		0%
12	**Status of wall tiling**			
	(i)	In bathroom		0%
	(ii)	In kitchen		0%

Expression Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:23:34 +05'30'

13	**Status of flooring**			
	(i)	Common Area		0%
	(ii)	Apartments		0%
14	**Status of white washing**			
	(i)	Internal walls		0%
	(ii)	External walls		0%
15	**Status of finishing**			
	(i)	Staircase with railing		0%
	(ii)	Lift Lobbies		0%
	(iii)	Lift Wells		0%
16	**Status of installation (within apartments)**			
	(i)	Doors and windows panels		0%
	(ii)	Sanitary fixtures		0%
	(iii)	Modular kitchen		0%
	(iv)	Electrical fittings/ lighting		0%
	(v)	Gas piping (if any)		0%
	Status of installation (outside apartments)			
	(vi)	Lifts installation		0%
	(vii)	Overhead Tanks		0%
	(viii)	Underground water tank		0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		0%
17	Waterproofing of terraces			0%
18	Entrance lobby finishing			0%
19	Status of construction of compound wall			0%

Expertron Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:23:41 +05'30'

Table - B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/No)	Percentage of work done	Remarks
B - 1	**Services**			
1	Internal roads & pavements		0%	
2	Parking		0%	
3	Water supply		0%	
4	Sewerage (chamber, lines, septic tanks)		0%	
5	Storm water drains		0%	
6	Landscaping & tree plantation		0%	
7	Parks and playgrounds		0%	
	Fixing of children play equipment's		0%	
	Benches		0%	
8	Shopping Area		0%	
9	Street lighting/ electrification		0%	
10	Treatment and disposal of sewage and sullage water/ STP		0%	
11	Solid waste management & disposal		0%	
12	Water conservation, rainwater, harvesting, percolating well/ pit		0%	
13	Energy management (solar)		0%	
14	Fire protection and fire safety requirements		0%	
15	Electrical meter room, sub-station, receiving station		0%	
16	Under Ground Water Tank		0%	
17	Compound wall		0%	
B - 2	**Community building to be transferred to RWA**			
18	Community Centres		0%	
19	Others		0%	
B - 3	**Community buildings not to be transferred to RWA/competent authority**			
20	Schools		0%	
21	Dispensary		0%	
22	Creche		0%	
23	Nursery School		0%	
B - 4	**Services/ facilities to be transferred to competent authority**			
24	N/A		0%	

Expression Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:23:48 +05'30'

Table A

Tower Name -		**TOWER - B**		
A1	**Cumulative progress of the project at the end of the quarter.**			
Sr.No.	Project components	Work done value during the quarter (Lakhs)	Cumulative work done value till date (Lakhs)	Percentage of work done to the total proposed work
1	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)	280.00	494.05	6%
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	-	-	0%
3	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)	-	-	0%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	-	-	0%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	0%
4	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	0%
	4.2 External (plaster, painting, facade, etc.)	-	-	0%

Sr. No.	**Tasks / Activity**	**Description of work done**	**Percentage of Total Proposed Work**
	Sub - Structure Status		
1	Excavation		10%
2	Laying of Foundation		
	(i) Raft		0%
	(ii) Pile		0%

Expertech Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:23:55 +05'30'

3	Number of Basements			
	(i)	Basement Level 1		0%
	(ii)	Basement Level 2		0%
4	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super - Structure Status			
5	Total floors in the tower			0%
6	Total area on each floor (Carpet Area of complete tower)			0%
7	Stilt floor/ ground floor			0%
8	Status of laying of slabs floor wise			0%
	Cumulative number of slabs in the tower			0%
9	**Status of construction**			
	(i)	Walls on floors		0%
	(ii)	Staircase		0%
	(iii)	Lift wells along with water proofing		0%
	(iv)	Lift lobbies / common areas floor wise		0%
10	Fixing of door and window frames in apartments			0%
11	**Status of wall plastering**			
	(i)	External Plaster		0%
	(ii)	Internal Plaster		0%
12	**Status of wall tiling**			
	(i)	In bathroom		0%
	(ii)	In kitchen		0%

Expression Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:03 +05'30'

13	**Status of flooring**			
	(i)	Common Area		0%
	(ii)	Apartments		0%
14	**Status of white washing**			
	(i)	Internal walls		0%
	(ii)	External walls		0%
15	**Status of finishing**			
	(i)	Staircase with railing		0%
	(ii)	Lift Lobbies		0%
	(iii)	Lift Wells		0%
16	**Status of installation (within apartments)**			
	(i)	Doors and windows panels		0%
	(ii)	Sanitary fixtures		0%
	(iii)	Modular kitchen		0%
	(iv)	Electrical fittings/ lighting		0%
	(v)	Gas piping (if any)		0%
	Status of installation (outside apartments)			
	(vi)	Lifts installation		0%
	(vii)	Overhead Tanks		0%
	(viii)	Underground water tank		0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		0%
17	Waterproofing of terraces			0%
18	Entrance lobby finishing			0%
19	Status of construction of compound wall			0%

Expression Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:12 +05'30'

Table - B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/No)	Percentage of work done	Remarks
B - 1	**Services**			
1	Internal roads & pavements		0%	
2	Parking		0%	
3	Water supply		0%	
4	Sewerage (chamber, lines, septic tanks)		0%	
5	Storm water drains		0%	
6	Landscaping & tree plantation		0%	
7	Parks and playgrounds		0%	
	Fixing of children play equipment's		0%	
	Benches		0%	
8	Shopping Area		0%	
9	Street lighting/ electrification		0%	
10	Treatment and disposal of sewage and sullage water/ STP		0%	
11	Solid waste management & disposal		0%	
12	Water conservation, rain water, harvesting, percolating well/ pit		0%	
13	Energy management (solar)		0%	
14	Fire protection and fire safety requirements		0%	
15	Electrical meter room, sub-station, receiving station		0%	
16	Under Ground Water Tank		0%	
17	Compound wall		0%	
B - 2	**Community building to be transferred to RWA**			
18	Community Centres		0%	
19	Others		0%	
B - 3	**Community buildings not to be transferred to RWA/competent authority**			
20	Schools		0%	
21	Dispensary		0%	
22	Creche		0%	
23	Nursery School		0%	
B - 4	**Services/ facilities to be transferred to competent authority**			
24	N/A		0%	

Expertion Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:21 +05'30'

Table A

Tower Name -		TOWER - C		
A1	**Cumulative progress of the project at the end of the quarter.**			
Sr.No.	Project components	Work done value during the quarter (Lakhs)	Cumulative work done value till date (Lakhs)	Percentage of work done to the total proposed work
1	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)	280.00	494.05	6%
2	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	-	-	0%
3	**MEP**			
3.1	Mechanical (lifts, ventilation, etc.)	-	-	0%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	-	-	0%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	0%
4	**Finishing**			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	0%
4.2	External (plaster, painting, facade, etc.)	-	-	0%

Sr. No.	Tasks / Activity	Description of work done	Percentage of Total Proposed Work
	Sub - Structure Status		
1	Excavation		10%
2	Laying of Foundation		
	(i) Raft		0%
	(ii) Pile		0%

Expertion Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:31 +05'30'

3	Number of Basements			
	(i)	Basement Level 1		0%
	(ii)	Basement Level 2		0%
4	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super - Structure Status			
5	Total floors in the tower			0%
6	Total area on each floor (Carpet Area of complete tower)			0%
7	Stilt floor/ ground floor			0%
8	Status of laying of slabs floor wise			0%
	Cumulative number of slabs in the tower			0%
9	**Status of construction**			
	(i)	Walls on floors		0%
	(ii)	Staircase		0%
	(iii)	Lift wells along with water proofing		0%
	(iv)	Lift lobbies / common areas floor wise		0%
10	Fixing of door and window frames in apartments			0%
11	**Status of wall plastering**			
	(i)	External Plaster		0%
	(ii)	Internal Plaster		0%
12	**Status of wall tiling**			
	(i)	In bathroom		0%
	(ii)	In kitchen		0%

Expertion Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:38 +05'30'

13	**Status of flooring**			
	(i)	Common Area		0%
	(ii)	Apartments		0%
14	**Status of white washing**			
	(i)	Internal walls		0%
	(ii)	External walls		0%
15	**Status of finishing**			
	(i)	Staircase with railing		0%
	(ii)	Lift Lobbies		0%
	(iii)	Lift Wells		0%
16	**Status of installation (within apartments)**			
	(i)	Doors and windows panels		0%
	(ii)	Sanitary fixtures		0%
	(iii)	Modular kitchen		0%
	(iv)	Electrical fittings/ lighting		0%
	(v)	Gas piping (if any)		0%
	Status of installation (outside apartments)			
	(vi)	Lifts installation		0%
	(vii)	Overhead Tanks		0%
	(viii)	Underground water tank		0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance to conditions of environment/ CRZ NOC		0%
17	Waterproofing of terraces			0%
18	Entrance lobby finishing			0%
19	Status of construction of compound wall			0%

Expertron Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:47 +05'30'

Table - B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/No)	Percentage of work done	Remarks
B - 1	**Services**			
1	Internal roads & pavements		0%	
2	Parking		0%	
3	Water supply		0%	
4	Sewerage (chamber, lines, septic tanks)		0%	
5	Storm water drains		0%	
6	Landscaping & tree plantation		0%	
7	Parks and playgrounds		0%	
	Fixing of children play equipment's		0%	
	Benches		0%	
8	Shopping Area		0%	
9	Street lighting/ electrification		0%	
10	Treatment and disposal of sewage and sullage water/ STP		0%	
11	Solid waste management & disposal		0%	
12	Water conservation, rain water, harvesting, percolating well/ pit		0%	
13	Energy management (solar)		0%	
14	Fire protection and fire safety requirements		0%	
15	Electrical meter room, sub-station, receiving station		0%	
16	Under Ground Water Tank		0%	
17	Compound wall		0%	
B - 2	**Community building to be transferred to RWA**			
18	Community Centres		0%	
19	Others		0%	
B - 3	**Community buildings not to be transferred to RWA/competent authority**			
20	Schools		0%	
21	Dispensary		0%	
22	Creche		0%	
23	Nursery School		0%	
B - 4	**Services/ facilities to be transferred to competent authority**			
24	N/A		0%	

Expertion Developers Private Limited

KUMUD KANCHAN

Digitally signed by KUMUD KANCHAN
Date: 2026.10.13 15:24:55 +05'30'