AMBIN DESIGNS
Architects & Interior Designers

Ar. Aman Thakral (B.Arch)
CA/2016/79767
Ar. Bindiya Virmani (B.Arch)
CA/2017/88836

Architect's Certificate*

Report for quarter ending	**30th September 2026**
Subject	**Certificate of Percentage of completion of construction work of the project at the end of the quarter**

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	**Smartworld Sky Arc**
2.	Location	Sector-69, Gurugram. Haryana
3.	Licensed area in acres	11.66875 Acres
4.	Area for registration in acres	6.97635 Acres
5.	HARERA registration no.	**RC/REP/HARERA/GGM/878/610/2024/105 dated 11.10.2024** **(Registration no 105 OF 2024 dated 11.10.2024)**
6.	Name of licensee	Licence no 90 of 2024 dated 18.07.2024 granted to M/s Modgen Developers Pvt Ltd.
7.	Name of collaborator	-
8.	Name of developer	M/s Riverday Infrastructure Pvt Ltd.

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

1.	Date of certifying of percentage of construction work/ site inspection	30.09.2026
2.	Name of Architect/ Architect's firm	**Ar. Aman Thakral**
3.	Date of site inspection	30.09.2026

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

Sr.No.	Consultant	Name
1.	Site engineer	Mr. Ravinder Sharma
2.	Structural consultant	Skeleton Consultants Pvt Ltd.
3.	Proof consultant	KPM Design Services Pvt Ltd.
4.	MEP consultant	Design Centre Consulting Engineers Pvt. Ltd.
5.	Site supervisor/incharge	Mr. Chander Shekhar

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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:30.09.2026

Place: Gurugram

Issued without prejudice,

Name: - Ar. Aman Thakral

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Council of Architecture (CoA)
Registration no.: CA/2016/79767
(CoA) Registration valid till (date): 31-12-2027

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**6 Towers (948 Residential Units and 4 Commercial Units)**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (Sq. Mt.)**	**Cumulative work done value till date (Sq. Mt.)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		3899.65	37696	58%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		13,561	40,683	18%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	-	-	**Not Started**
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	-	-	**Not Started**
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	**Not Started**
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	**Not Started**
	4.2	External (Plaster, painting, facade, etc.)	-	-	**Not Started**

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Sr. No.	Tasks/Activity		Description of work done		Percentage of work done of total proposed work	
	Sub-Structure Status					
1.	Excavation		Under Progress		92%	
2.	Laying of foundation					
	(i)	Raft	-		85%	
	(ii)	Pile	NA		NA	
3.	Number of basement(s)					
	(i)	Basement Level	4 Slabs (Tower+ NTA)		52%	
4.	Waterproofing of the above sub-structure (wherever applicable)		Not Started		10%	
	Super-Structure Status					
5.	Total floors in the tower/ building		As per approved Building Plans		13%	
6.	Total area on each floor (Sqm)		As per approved Building Plans		NA	
7.	Stilt floor/ ground floor		Not Started		70%	
8.	Status of laying of slabs floor wise		-		-	
	Cumulative number of slabs in the building/ laid by end of quarter		Started		18%	
9.	Status of construction		Started		18%	
	(i)	Walls on floors	Started		18%	
	(ii)	Staircase	Started		18%	
	(iii)	Lift wells along with water proofing	Started		18%	
	(iv)	Lift lobbies/ common areas floor wise	Started		18%	
10.	Fixing of door and window frames in flats/ units		-		0%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	**Not Started**		**Not Started**	
	(ii)	Electrical works including wiring	**Not Started**		**Not Started**	
	(iii)	Plumbing works	**Not Started**		**Not Started**	
12.	Status of wall plastering					
	(i)	External plaster	**Not Started**		**Not Started**	
	(ii)	Internal plaster	**Not Started**		**Not Started**	

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13.	Status of wall tiling			
	(i)	In bathroom	**Not Started**	**Not Started**
	(ii)	In kitchen	**Not Started**	**Not Started**
14.	Status of flooring			
	(i)	Common areas	**Not Started**	**Not Started**
	(ii)	Units/ flats	**Not Started**	**Not Started**

Sr. No.	**Tasks/Activity** **Sub-Structure Status**		**Description of work done**	**Percentage of total proposed work**
15.	Status of white washing			
	(i)	Internal walls	**Not Started**	**Not Started**
	(ii)	External walls	**Not Started**	**Not Started**
16.	Status of finishing			
	(i)	Staircase with railing	**Not Started**	**Not Started**
	(ii)	Lift wells	**Not Started**	**Not Started**
	(iii)	Lift lobbies/ common areas floor wise	**Not Started**	**Not Started**
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	**Not Started**	**Not Started**
	(ii)	Sanitary fixtures	**Not Started**	**Not Started**
	(iii)	Modular kitchen	**Not Started**	**Not Started**
	(iv)	Electrical fittings/ lighting	**Not Started**	**Not Started**
	(v)	Gas piping (if any)	**Not Started**	**Not Started**
	(other than flat/units)			
	(vi)	Lifts installation	**Not Started**	**Not Started**
	(vii)	Overhead tanks	**Not Started**	**Not Started**
	(viii)	Underground water tank	**Not Started**	**Not Started**
	(ix)	Firefighting fitting and equipment's as per CFO NOC	**Not Started**	**Not Started**
	(x)	Electrical fittings in common areas	**Not Started**	**Not Started**

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	(xi)	Compliance to conditions of environment/ CRZNOC	**6 Month Compliance Done**	**NA**
18.	Waterproofing of terraces		**Not Started**	**Not Started**
19.	Entrance lobby finishing		**Not Started**	**Not Started**
20.	Status of construction of compound wall		**Not Started**	**Not Started**

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
B-1	**Services**			
1.	Internal roads & pavements	Yes	0%	Not started
2.	Parking	Yes	0%	Not started
	Covered no.	Yes	0%	Not started
	Open no.	Yes	0%	Not started
3.	Water supply	Yes	0%	Not started
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	Not started
5.	Storm water drains	Yes	0%	Not started
6.	Landscaping & tree plantation	Yes	0%	Not started
7.	Parks and playgrounds	Yes	0%	Not started
	Fixing of children play equipment's	Yes	0%	Not started
	Benches	Yes	0%	Not started
8.	Shopping area	No	NA	NA
9.	Street lighting/ electrification	Yes	0%	Not started
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0%	Not started
11.	Solid waste management & disposal	Yes	0%	Not started
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0%	Not started
13.	Energy management (solar)	Yes	0%	Not started
14.	Fire protection and fire safety requirements	Yes	0%	Not started
15.	Electrical meter room, sub-station, receiving station	Yes	0%	Not started
16.	Other (option to add more)	No	NA	NA
B-2	**Community building to be transferred to RWA**			

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17.	Community center	NA	NA	NA
18.	Others	NA	NA	NA
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No	NA	NA
20.	Dispensary	No	NA	NA
21.	Club	No	NA	NA
22.	Others	No	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	**(10% of Land to be transferred to competent authority as per terms of License Granted)**	No	NA	NA

----------End Of Report----------

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