Annexure - A

Architect's Certificate

Report for quarter ending	**30th Sep 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	AIPL Joy Gallery
2.	Location	Sector 66, Gurugram
3.	Licensed area in acres	4.418 Acres
4.	Area for registration in acres	4.418 Acres
5.	HARERA registration no.	RC/REP/HARERA/GGM/404/136/2020/20 Dated 17-08-2020
6.	Name of licensee	R. C. Sood & Co. Pvt. Ltd.
7.	Name of collaborator	Advance India Projects Limited
8.	Name of developer	Advance India Projects Limited

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/	DFI – Mr. Abhishek

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		Architect's firm	
	3.	Date of site inspection	02-10-2026

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Iztaba Hussain Rizwee
	2.	Structural consultant	M/s Vintech Consultants Pvt. Ltd.
	3.	Proof consultant	M/s BMSF Design Consultants Pvt. Ltd.
	4.	MEP consultant	M/s Sanelac Consultants Pvt. Ltd.
	5.	Site supervisor/in charge	Mr. Harish Gupta
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 06/10/26 :

Place New Delhi : Gurugram

Yours faithfully,

ABHISHEK JAIN

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

Abhishek Jain
B. Arch.
CA/2019/114661

Council of architects (CoA) registration no. : CA/2019/114661

Council of architects (CoA) registration valid till (date) : Dec'30

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Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		**AIPL Joy Gallery, Commercial Tower 01**		
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.)		1,04,24,76,313	99.99%
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	10,40,25,000	1,12,58,81,272	98.96%
3.	**MEP**			
	3.1 Mechanical (Lifts, ventilation, etc.)	2,22,66,005	38,23,31,255	77.38%
	3.2 Electrical (Conduiting, wiring, fixtures, etc.)	1,50,32,980	28,75,93,608	75.96%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	1,00,00,015	23,66,69,608	72.85%
4.	**Finishing**			
	4.1 Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	1,00,00,950	17,28,28,912	89.74%

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	4.2	External (Plaster, painting, facade, etc.)	79,99,050	39,11,71,088	96.01%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Completed	100%
2.	Laying of foundation			
	(i)	Raft	Completed	100%
	(ii)	Pile	Completed	100%
3.	Number of basement(s) -			
	(i)	Basement Level 1	Completed	100%
	(ii)	Basement level 2	Completed	100%
	(iii)	Basement level 3	WIP	98%
	(iv)	Basement level 4	WIP	99%
	(v)	Basement level 5	WIP	99%
4.	Waterproofing of the above sub-structure (wherever applicable)		WIP	95%
	Super-Structure Status			
5.	Total floors in the tower/ building		G+34	99%
6.	Total area on each floor		As per Rera Documents	
7.	Stilt floor/ ground floor		Completed	100%
8.	Status of laying of slabs floor wise		Slab Completed 31st Floor	Slab construction till 31st floor was proposed in this quarter
	Cumulative number of slabs in the building/ tower 1,2 & 3 laid by end of quarter			
9.	Status of construction			
	(i)	Walls on floors	WIP	75%
	(ii)	Staircase	WIP	73%
	(iii)	Lift wells along with water proofing	WIP	74%
	(iv)	Lift lobbies/ common areas floor wise	WIP	70%

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10.	Fixing of door and window frames in flats/ units		WIP		70%	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	WIP		70%	
	(ii)	Electrical works including wiring	WIP		75%	
	(iii)	Plumbing works	WIP		70%	
12.	Status of wall plastering					
	(i)	External plaster	WIP		67%	
	(ii)	Internal plaster	WIP		70%	
13.	Status of wall tiling					
	(i)	In bathroom	WIP		100%	
	(ii)	In kitchen	NA		NA	
14.	Status of flooring					
	(i)	Common areas	WIP		75%	
	(ii)	Units/ flats	NA		NA	
15.	Status of white washing					
	(i)	Internal walls	WIP		70%	
	(ii)	External walls	NA		NA	
16.	Status of finishing					
	(i)	Staircase with railing	WIP		73%	
	(ii)	Lift wells	WIP		85%	
	(iii)	Lift lobbies/ common areas floor wise	WIP		75%	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	WIP		73%	
	(ii)	Sanitary fixtures	WIP		72%	
	(iii)	Modular kitchen	NA		NA	
	(iv)	Electrical fittings/ lighting	WIP		68%	
	(v)	Gas piping (if any)	NA		NA	
	(other than flat/units)					
	(vi)	Lifts installation	WIP		52%	
	(vii)	Overhead tanks	WIP		60%	
	(viii)	Underground water tank	Completed		100%	
	(ix)	Firefighting fitting and	WIP		90%	



		equipment's as per CFO NOC		
	(x)	Electrical fittings in common areas	WIP	65%
	(xi)	Compliance to conditions of environment/ CRZ NOC	WIP	66%
18.	Waterproofing of terraces		WIP	61%
19.	Entrance lobby finishing		WIP	61%
20.	Status of construction of compound wall		Completed	100%

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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	Completed	100%
2.	Parking	Yes	As per Rera Documents	86%
	Covered no. –1027	Yes		
	Open no. – 04	-		
3.	Water supply	Yes	Yes	100%
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	Yes	100%
5.	Storm water drains	Yes	Yes	100%
6.	Landscaping & tree plantation	Yes	Yes	95%
7.	Parks and playgrounds	N/A	NA	NA
	Fixing of children play equipment's	N/A	NA	NA
	Benches	N/A	NA	NA
8.	Shopping area	Yes	Yes	100%
9.	Street lighting/ electrification	Yes	Yes	95%
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	Yes	100%
11.	Solid waste management & disposal	Yes	Yes	100%
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	Yes	100%
13.	Energy management (Solar)	Yes	Yes	100%
14.	Fire protection and fire safety requirements	Yes	Yes	99%
15.	Electrical meter room, sub-station, receiving station	Yes	Yes	99%
16.	Underground tank	Yes		
B-2	**Community building to be transferred to RWA – Not Applicable**			
B-3	**Community buildings not to be transferred to RWA/competent authority – Not Applicable**			
B-4	**Services/ facilities to be transferred to competent authority – Not Applicable**			

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