Annexure A

Architect's Certificate*			
Report for quarter ending			30th September 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	Delphine Central Park Estates Phase I
	2.	Location	Sector 104, Gurgaon
	3.	Licensed area in acres	7.8507 Acres
	4.	Area for registration in acres	2.1657 Acres
	5.	HARERA registration no.	99 of 2025
	6.	Name of licensee	M/s F.S.I. Infraprojects & Realtors Pvt Lt.
	7.	Name of collaborator	-
	8.	Name of developer	M/s St. Nicholas Estate Development 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	Gian Prakash Mathur / Gian P. Mathur & Associates
	3.	Date of site inspection	01-10-2026

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-28, East Of Kailash, New Delhi- 110065
T: 46599599 | F: 46599512
E: info@gpmindia.com | W: www. gpmindia.com

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Zeeshan Ahmed
	2.	Structural consultant	M/s Perceptive Ideas Consulting Engineers Pvt. Ltd.
	3.	Proof consultant	M/s Optimal Consultancy Services Pvt. Ltd.
	4.	MEP consultant	M/s V Consulting
	5.	Site supervisor/incharge	Mr. Rajan Bir Singh Bedi
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

Yours faithfully,

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

Place :- Gurgaon :

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

Council of architects (CoA) registration no. :- CA/80/5769

Council of architect (CoA) registration valid till (date) :- 31/12/2035

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			Tower E		
A1	**Cumulative progress of the project/phase at the end of the quarter. 30th September 2026**				
Sr. No.	**Project components**		**Work done value during the quarter Rs. in Lakh**	**Cumulative work done value till date Rs. in Lakh**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of boundary wall, diaphragm wall, excavation, foundation,basements, water proofing, etc.)		62.36	592.44	38.22 %
2.	**Super structure** (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		9.55	90.69	2.51 %
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0 %
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0 %
	3.4	HVAC Works	0	0	0 %
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0 %
	4.2	External (plaster, painting, facade, etc.)	0	0	0 %
5.	**Other Items**		0	0	0 %

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ARCHITECT
B. Arch., M.C.A. I.I.A
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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		In - Progress		0 %	
2.	Laying of foundation					
	(i)	Raft	0		0 %	
	(ii)	Pile	0		0 %	
3.	Number of basement.					
	(i)	Basement Level 1	0		0 %	
	(ii)	Basement Level 2	0		0 %	
	(iii)	Basement Level 3	0		0 %	
4.	Waterproofing of the above sub-structure (wherever applicable)				0 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		S + 29			
6.	Total area on each floor (Sqft)		8,417.405			
7.	Stilt floor/ ground floor		0 %			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower - laid by end of quarter		0 (Inclusive of Basements)			
9.	Status of construction					
	(i)	Walls on floors	0		0 %	
	(ii)	Staircase	0		0 %	
	(iii)	Lift wells along with water proofing	0		0 %	
	(iv)	Lift lobbies/ common areas floor wise	0		0 %	
10.	Fixing of door and window frames in flats/ units		0		0 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0	0	0 %	0 %
	(ii)	Electrical works including wiring	0	0	0 %	0 %
	(iii)	Plumbing works	0	0	0 %	0 %
12.	Status of wall plastering					
	(i)	External plaster	0	0	0 %	0 %
	(ii)	Internal plaster	0	0	0 %	0 %
13.	Status of wall tiling					
	(i)	In bathroom	0	0	0 %	0 %
	(ii)	In kitchen	0	0	0 %	0 %
14.	Status of flooring					
	(i)	Common areas	0	0	0 %	0 %
	(ii)	Units/ flats	0	0	0 %	0 %

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ARCHITECT
B. Arch., M.C.A. I.I.A
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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done		Percentage of total proposed work	
15.	Status of white washing					
	(i)	Internal walls	0	0	0 %	0 %
	(ii)	External walls	0	0	0 %	0 %
16.	Status of finishing					
	(i)	Staircase with railing	0	0	0 %	0 %
	(ii)	Lift wells	0	0	0 %	0 %
	(iii)	Lift lobbies/ common areas floor wise	0	0	0 %	0 %
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0	0	0 %	0 %
	(ii)	Sanitary fixtures	0	0	0 %	0 %
	(iii)	Modular kitchen	0	0	0 %	0 %
	(iv)	Electrical fittings/ lighting	0	0	0 %	0 %
	(v)	Gas piping (if any)	0	0	0 %	0 %
	(other than flat/units)					
	(vi)	Lifts installation	0	0	0 %	0 %
	(vii)	Overhead tanks	0	0	0 %	0 %
	(viii)	Underground water tank	0	0	0 %	0 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0	0	0 %	0 %
	(x)	Electrical fittings in common areas	0	0	0 %	0 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	0	0	0 %	0 %
18.	Waterproofing of terraces		0	0	0 %	0 %
19.	Entrance lobby finishing		0	0	0 %	0 %
20.	Status of construction of compound wall		0	0	0 %	0 %

Note: (*) extend rows as per requirement.

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ARCHITECT
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CA No. 80/5769

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			Tower F		
A1	**Cumulative progress of the project/phase at the end of the quarter. 30th September 2026**				
Sr. No.	**Project components**		**Work done value during the quarter Rs. in Lakh**	**Cumulative work done value till date Rs. in Lakh**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of boundary wall, diaphragm wall, excavation, foundation,basements, water proofing, etc.)		43.27	411.11	38.22 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		6.62	62.93	2.51 %
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0	0	0 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0	0	0 %
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0	0	0 %
	3.4	HVAC Works	0	0	0 %
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0	0	0 %
	4.2	External (plaster, painting, facade, etc.)	0	0	0 %
5.	**Other Items**		0	0	0 %

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ARCHITECT
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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		In-Progress		0 %	
2.	Laying of foundation					
	(i)	Raft	0		0 %	
	(ii)	Pile	0		0 %	
3.	Number of basement					
	(i)	Basement Level 1	0		0 %	
	(ii)	Basement Level 2	0		0 %	
	(iii)	Basement Level 3	0		0 %	
4.	Waterproofing of the above sub-structure (wherever applicable)				0 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G + 15			
6.	Total area on each floor (Sqft)		10030.885			
7.	Stilt floor/ ground floor		0 %			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower - laid by end of quarter		0 (Inclusive of Basements)			
9.	Status of construction					
	(i)	Walls on floors	0		0 %	
	(ii)	Staircase	0		0 %	
	(iii)	Lift wells along with water proofing	0		0 %	
	(iv)	Lift lobbies/ common areas floor wise	0		0 %	
10.	Fixing of door and window frames in flats/ units		0		0 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0	0	0 %	0 %
	(ii)	Electrical works including wiring	0	0	0 %	0 %
	(iii)	Plumbing works	0	0	0 %	0 %
12.	Status of wall plastering					
	(i)	External plaster	0	0	0 %	0 %
	(ii)	Internal plaster	0	0	0 %	0 %
13.	Status of wall tiling					
	(i)	In bathroom	0	0	0 %	0 %
	(ii)	In kitchen	0	0	0 %	0 %
14.	Status of flooring					
	(i)	Common areas	0	0	0 %	0 %
	(ii)	Units/ flats	0	0	0 %	0 %

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	0	0	0 %	0 %
	(ii)	External walls	0	0	0 %	0 %
16.	Status of finishing					
	(i)	Staircase with railing	0	0	0 %	0 %
	(ii)	Lift wells	0	0	0 %	0 %
	(iii)	Lift lobbies/ common areas floor wise	0	0	0 %	0 %
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0	0	0 %	0 %
	(ii)	Sanitary fixtures	0	0	0 %	0 %
	(iii)	Modular kitchen	0	0	0 %	0 %
	(iv)	Electrical fittings/ lighting	0	0	0 %	0 %
	(v)	Gas piping (if any)	0	0	0 %	0 %
	(other than flat/units)					
	(vi)	Lifts installation	0	0	0 %	0 %
	(vii)	Overhead tanks	0	0	0 %	0 %
	(viii)	Underground water tank	0	0	0 %	0 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0	0	0 %	0 %
	(x)	Electrical fittings in common areas	0	0	0 %	0 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	0	0	0 %	0 %
18.	Waterproofing of terraces		0	0	0 %	0 %
19.	Entrance lobby finishing		0	0	0 %	0 %
20.	Status of construction of compound wall		0	0	0 %	0 %

Note: (*) extend rows as per requirement.

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ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		EWS		
A1	**Cumulative progress of the project/phase at the end of the quarter. 30th September 2026**			
Sr. No.	**Project components**	**Work done value during the quarter** **Rs. in Lakh**	**Cumulative work done value till date** **Rs. in Lakh**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of boundary wall, diaphragm wall, excavation, foundation,basements, water proofing, etc.)	7.86	74.70	38.22 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	1.20	11.43	2.51 %
3.	**MEP**	0	0	0 %
4.	**Finishing**	0	0	0 %
5.	**Other Items**	0	0	0 %

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		In -Progress		0 %	
2.	Laying of foundation					
	(i)	Raft	0		0 %	
	(ii)	Pile	0		0 %	
3.	Number of basement.					
	(i)	Basement Level 1	0		0 %	
	(ii)	Basement Level 2	0		0 %	
	(iii)	Basement Level 3	0		0 %	
4.	Waterproofing of the above sub-structure (wherever applicable)				0 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G + 19			
6.	Total area on each floor (Sqft)		2783.667			
7.	Stilt floor/ ground floor		0 %			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower - laid by end of quarter		0 (Inclusive of Basements)			
9.	Status of construction					
	(i)	Walls on floors	0		0 %	
	(ii)	Staircase	0		0 %	
	(iii)	Lift wells along with water proofing	0		0 %	
	(iv)	Lift lobbies/ common areas floor wise	0		0 %	
10.	Fixing of door and window frames in flats/ units		0		0 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0	0	0 %	0 %
	(ii)	Electrical works including wiring	0	0	0 %	0 %
	(iii)	Plumbing works	0	0	0 %	0 %
12.	Status of wall plastering					
	(i)	External plaster	0	0	0 %	0 %
	(ii)	Internal plaster	0	0	0 %	0 %
13.	Status of wall tiling					
	(i)	In bathroom	0	0	0 %	0 %
	(ii)	In kitchen	0	0	0 %	0 %
14.	Status of flooring					
	(i)	Common areas	0	0	0 %	0 %
	(ii)	Units/ flats	0	0	0 %	0 %

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
15.	Status of white washing					
	(i)	Internal walls	0	0	0 %	0 %
	(ii)	External walls	0	0	0 %	0 %
16.	Status of finishing					
	(i)	Staircase with railing	0	0	0 %	0 %
	(ii)	Lift wells	0	0	0 %	0 %
	(iii)	Lift lobbies/ common areas floor wise	0	0	0 %	0 %
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0	0	0 %	0 %
	(ii)	Sanitary fixtures	0	0	0 %	0 %
	(iii)	Modular kitchen	0	0	0 %	0 %
	(iv)	Electrical fittings/ lighting	0	0	0 %	0 %
	(v)	Gas piping (if any)	0	0	0 %	0 %
	(other than flat/units)					
	(vi)	Lifts installation	0	0	0 %	0 %
	(vii)	Overhead tanks	0	0	0 %	0 %
	(viii)	Underground water tank	0	0	0 %	0 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0	0	0 %	0 %
	(x)	Electrical fittings in common areas	0	0	0 %	0 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	0	0	0 %	0 %
18.	Waterproofing of terraces		0	0	0 %	0 %
19.	Entrance lobby finishing		0	0	0 %	0 %
20.	Status of construction of compound wall		0	0	0 %	0 %

Note: (*) extend rows as per requirement.

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ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		Club house		
A1	**Cumulative progress of the project/phase at the end of the quarter. 30th September 2026**			
Sr. No.	**Project components**	**Work done value during the quarter** **Rs. in Lakh**	**Cumulative work done value till date** **Rs. in Lakh**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of boundary wall, diaphragm wall, excavation, foundation,basements, water proofing, etc.)	0	0	0 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	11.00	104.52	2.51 %
3.	**MEP**	0	0	0 %
4.	**Finishing**	0	0	0 %
5.	**Other Items**	0	0	0 %

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Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		0		0 %	
2.	Laying of foundation					
	(i)	Raft	0		0 %	
	(ii)	Pile	0		0 %	
3.	Number of basement.					
	(i)	Basement Level 1	0		0 %	
	(ii)	Basement Level 2	0		0 %	
	(iii)	Basement Level 3	0		0 %	
4.	Waterproofing of the above sub-structure (wherever applicable)				0 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		G & 1st			
6.	Total area on each floor (Sqft)		8947.704			
7.	Stilt floor/ ground floor		0 %			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower - laid by end of quarter		0 (Inclusive of Basements)			
9.	Status of construction					
	(i)	Walls on floors	0		0 %	
	(ii)	Staircase	0		0 %	
	(iii)	Lift wells along with water proofing	0		0 %	
	(iv)	Lift lobbies/ common areas floor wise	0		0 %	
10.	Fixing of door and window frames in flats/ units		0		0 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0	0	0 %	0 %
	(ii)	Electrical works including wiring	0	0	0 %	0 %
	(iii)	Plumbing works	0	0	0 %	0 %
12.	Status of wall plastering					
	(i)	External plaster	0	0	0 %	0 %
	(ii)	Internal plaster	0	0	0 %	0 %
13.	Status of wall tiling					
	(i)	In bathroom	0	0	0 %	0 %
	(ii)	In kitchen	0	0	0 %	0 %
14.	Status of flooring					
	(i)	Common areas	0	0	0 %	0 %
	(ii)	Units/ flats	0	0	0 %	0 %

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done		Percentage of total proposed work	
15.	Status of white washing					
	(i)	Internal walls	0	0	0 %	0 %
	(ii)	External walls	0	0	0 %	0 %
16.	Status of finishing					
	(i)	Staircase with railing	0	0	0 %	0 %
	(ii)	Lift wells	0	0	0 %	0 %
	(iii)	Lift lobbies/ common areas floor wise	0	0	0 %	0 %
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0	0	0 %	0 %
	(ii)	Sanitary fixtures	0	0	0 %	0 %
	(iii)	Modular kitchen	0	0	0 %	0 %
	(iv)	Electrical fittings/ lighting	0	0	0 %	0 %
	(v)	Gas piping (if any)	0	0	0 %	0 %
	(other than flat/units)					
	(vi)	Lifts installation	0	0	0 %	0 %
	(vii)	Overhead tanks	0	0	0 %	0 %
	(viii)	Underground water tank	0	0	0 %	0 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0	0	0 %	0 %
	(x)	Electrical fittings in common areas	0	0	0 %	0 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	0	0	0 %	0 %
18.	Waterproofing of terraces		0	0	0 %	0 %
19.	Entrance lobby finishing		0	0	0 %	0 %
20.	Status of construction of compound wall		0	0	0 %	0 %

Note: (*) extend rows as per requirement.

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

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	0 %	
2.	Parking	Yes	0 %	
	Covered no – 788 Nos	Yes	0 %	
	Open no – 0 Nos	Yes	0 %	
3.	Water supply	Yes	0 %	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0 %	
5.	Storm water drains	Yes	0 %	
6.	Landscaping & tree plantation	Yes	0 %	
7.	Parks and playgrounds	Yes	0 %	
	Fixing of children play equipment's	Yes	0 %	
	Benches	Yes	0 %	
8.	Shopping area	Yes	0 %	8 Units provided for whole Project
9.	Street lighting/ electrification	Yes	0 %	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	0 %	Common Provided for whole project
11.	Solid waste management & disposal	Yes	0 %	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0 %	
13.	Energy management (solar)	Yes	0 %	
14.	Fire protection and fire safety requirements	Yes	0 %	
15.	Electrical meter room, sub-station, receiving station	Yes	26.14 %	
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
18.	Community Centre	Yes	0 %	
19.	Schools	Yes	0 %	
20.	Club	Yes	0 %	
21.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
22.	*			

Note: (*) extend as per requirement

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ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769