ARCHITECTS & PLANNERS

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 II |
| 2. | Location | Sector 104, Gurgaon |
| 3. | Licensed area in acres | 7.8507 Acres |
| 4. | Area for registration in acres | 3.079 Acres |
| 5. | HARERA registration no. | 100 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 |

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| | | | |
|---|---|---|---|
| 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 |
| 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,

Place :- Gurgaon :

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

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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 B | | |
| **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.) | | 125.40 | 778.60 | 40.01 % |
| **2.** | **Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | | 31.35 | 194.65 | 4.29 % |
| **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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| 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 | In-Progress | | 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 + 36 | | | |
| 6. | Total area on each floor (Sqft) | | 8,824.812 | | | |
| 7. | Stilt floor/ ground floor | | 0 % | | | |
| 8. | Status of laying of slabs floor wise | | | | | |
| | Cumulative number of slabs in the building/ tower - E 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<br>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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| Table – A | | | | | |
|---|---|---|---|---|---|
| **Building/ Tower no.** (to be prepared separately for each building/ tower in the project/ phase of the project) | | | Tower C | | |
| **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.) | | 88.22 | 547.75 | 40.01% |
| **2.** | **Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | | 22.06 | 136.94 | 4.29 % |
| **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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| 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 | In-Progress | | 0 % | |
| | (ii) | Pile | 0 | | 0 % | |
| 3. | Number of basements. | | | | | |
| | (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 + 36 | | | |
| 6. | Total area on each floor (Sqft) | | 5453.710 | | | |
| 7. | Stilt floor/ ground floor | | 0 % | | | |
| 8. | Status of laying of slabs floor wise | | | | | |
| | Cumulative number of slabs in the building/ tower - E 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<br>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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| Table – A | | | | | |
|---|---|---|---|---|---|
| **Building/ Tower no.** (to be prepared separately for each building/ tower in the project/ phase of the project) | | | Tower D | | |
| **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.) | | 125.40 | 778.60 | 40.01 % |
| **2.** | **Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.) | | 31.35 | 194.65 | 4.29 % |
| **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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| 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 | In-Progress | | 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 + 36 | | | |
| 6. | Total area on each floor (Sqft) | | 8,824.812 | | | |
| 7. | Stilt floor/ ground floor | | 0 % | | | |
| 8. | Status of laying of slabs floor wise | | | | | |
| | Cumulative number of slabs in the building/ tower - E 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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**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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