Pinnacle Architects Pvt. Ltd.

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Annexure A

Architect's Certificate*			
Report for period 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	Nakshatra By Nowara
	2.	Location	Sector 3, Farukhnagar, Gurugram
	3.	Licensed area in acres	8.84375
	4.	Area for registration in acres	8.84375
	5.	HARERA registration No.	RC/REP/HARERA/GGM/1025/757/2025/128 Dated 23-12-2025
	6.	Name of licensee	Sh. Anil Kumar Jain S/o Mahendra Kumar Jain Smt. Sudesh W/o Sh. Rajender In Collaboration with M/s Nowara Realty LLP
	7.	Name of collaborator	M/s Nowara Realty LLP
	8.	Name of developer	M/s Nowara Realty LLP
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	14.10.2026
	2.	Name of Architect/ Architect's firm	PINNACLE ARCHITECTS PVT LTD
	3.	Date of site inspection	10.10.2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Neeraj Kumar
	2.	Structural consultant	Keen Associates Pvt Ltd
	3.	Proof consultant	---
	4.	MEP consultant	One Design Consultants
	5.	Site supervisor/in charge	Neeraj Kumar

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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 14.10.2026 :

Place Gurugram, Haryana :

Council of architects (CoA) registration No.CA/96/19791 :

Council of architects (CoA) registration valid till (date)- 31.12.2030 :

Yours faithfully,

VIMAL BAJAJ
Architect CA/96/19791
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Signature & name (in block letters) with stamp of architect

Table – A					
Building/ Tower no. T-1 to T-8 (to be prepared separately for each building/ tower in the project/ phase of the project)			Period Ended 30th September 2026		
A1	**Cumulative progress of the project/phase at the end of the quarter**				
Sr. No.	**Project components**		**Work done value during the period**	**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.)		15.49%	58.16%	58.16%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		1.24%	1.24%	1.24%
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	NIL	NIL	NIL
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	NIL	NIL	NIL
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	NIL	NIL
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	NIL	NIL	NIL
	4.2	External (Plaster, painting, facade, etc.)	Nil	NIL	NIL

Sr. No.	**Tasks/ Activity** **Sub-Structure Status**		**Description of work done**	**Percentage of total proposed work**
1.	Excavation		Excavation in ordinary Soil	100%
2.	Laying of foundation			
	(i)	Raft	PCC and RCC	78.19%
	(ii)	Pile	NA	NA
3.	Number of basement(s)			
	(i)	Basement Level 1	NA	NA
	(ii)	Basement level 2*	NA	NA

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4.	Waterproofing of the above sub-structure (wherever applicable)	NIL	NIL
	Super-Structure Status		
5.	Total floors in the tower/ building	22 Nos	NIL
6.	Total area on each floor in Sqm	Yet to be started	NIL
7.	Stilt floor/ ground floor Completed	Yet to be started	NIL
8.	Status of laying of slabs floor wise		
	Cumulative number of slabs in the building/ tower--1 ..... laid by end of quarter		
	Tower -1 up to date total slab casted	Yet to be started	NIL
	Tower -2 up to date total slab casted	Yet to be started	NIL
	Tower-3 up to date total slab casted	Yet to be started	NIL
	Tower 4 up to date total slab casted	Yet to be started	NIL
	Tower -5 up to date total slab casted	Yet to be started	NIL
	Tower -6 up to date total slab casted	Yet to be started	NIL
	Commercial - 1		
	Sub structure	NIL	NIL
	Super structure	NIL	NIL
	Commercial - 2		
	Sub structure	NIL	NIL
	Super structure	NIL	NIL
	Commercial - 3		
	Sub structure	Excavation of Ordinary Soil PCC and RCC	100% 100%
	Super structure	Slab Casting and Coloumn Casting	65%
9.	Status of construction		
	(i) Walls on floors	NA	NA
	(ii) Staircase	NIL	NIL

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	(iii)	Lift wells along with water proofing	NIL		NIL	
	(iv)	Lift lobbies/ common areas floor wise	NIL		NIL	
10.	Fixing of door and window frames in flats/ units		NIL		NIL	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NIL		NIL	
	(ii)	Electrical works including wiring	NIL		NIL	
	(iii)	Plumbing works	NIL		NIL	
12.	Status of wall plastering					
	(i)	External plaster	NA		NA	
	(ii)	Internal plaster	NA		NA	
13.	Status of wall tiling					
	(i)	In bathroom	NIL		NIL	
	(ii)	In kitchen	NIL		NIL	
14.	Status of flooring					
	(i)	Common areas	NIL		NIL	
	(ii)	Units/ flats	NIL		NIL	
15.	Status of white washing					
	(i)	Internal walls	NIL		NIL	
	(ii)	External walls	NIL		NIL	
16.	Status of finishing					
	(i)	Staircase with railing	NIL		NIL	

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	(ii)	Lift wells	NIL	NIL
	(iii)	Lift lobbies/ common areas floor wise	NIL	NIL
17.	Status of installation			
	(Within flat/unit)			
	(i)	Doors and windows panels	NIL	NIL
	(ii)	Sanitary fixtures	NIL	NIL
	(iii)	Modular kitchen	NA	NA
	(iv)	Electrical fittings/ lighting	NIL	NIL
	(v)	Gas piping (if any)	NA	NA
	(other than flat/units)			
	(vi)	Lifts installation	NIL	NIL
	(vii)	Overhead tanks	NIL	NIL
	(viii)	Underground water tank	NIL	NIL
	(ix)	Firefighting fitting and equipment's as per CFO NOC	NIL	NIL
	(x)	Electrical fittings in common areas	NIL	NIL
	(xi)	Compliance to conditions of environment/ CRZ NOC	NIL	NIL
18.	Waterproofing of terraces		NIL	NIL
19.	Entrance lobby finishing		NIL	NIL
20.	Status of construction of compound wall		NIL	NIL

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	NIL	NIL
2.	Parking	Yes	NIL	NIL
	Covered no.	Yes	NIL	NIL
	Open no.	Yes	NIL	NIL
3.	Water supply	Yes	NIL	NIL
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	NIL	NIL
5.	Storm water drains	Yes	NIL	NIL
6.	Landscaping & tree plantation	Yes	NIL	NIL
7.	Parks and playgrounds	Yes	NIL	NIL
	Fixing of children play equipment's	Yes	NIL	NIL
	Benches	Yes	NIL	NIL
8.	Shopping area	Yes	NIL	NIL
9.	Street lighting/ electrification	Yes	NIL	NIL
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	NIL	NIL
11.	Solid waste management & disposal	Yes	NIL	NIL
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	NIL	NIL
13.	Energy management (solar)	Yes	NIL	NIL
14.	Fire protection and fire safety requirements	Yes	NIL	NIL
15.	Electrical meter room, sub-station, receiving station	Yes	NIL	NIL
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community center	Yes	Nil	
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	NA	NA	NA
20.	Dispensary	NA	NA	NA
21.	Club	NA	NA	NA
22.	Others	NA	NA	NA
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

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