MAAS
ARCHITECTURE, INTERIORS, PLANNING

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 Autograph
2.	Location	Sector 66, Gurgaon, Haryana
3.	Licensed area in acres	6.1375 Acres
4.	Area for registration in acres	6.1375 Acres
5.	HARERA registration no.	RC/REP/HARERA/GGM/481/213/2021/49 dated 10.09.2021
6.	Name of licensee	M/s Advance India Projects Limited
7.	Name of collaborator	NA
8.	Name of developer	M/s Advance India Projects Limited

2. Details related to inspection are as under

1.	Date of certifying of percentage of construction work/ site inspection	04-10-2026
2.	Name of Architect/ Architect's firm	Kamal Ratra/M/s Maas
3.	Date of site inspection	04-10-2026

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3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Paramjeet Thakur
	2.	Structural consultant	M/s Perceptive Ideas Consulting Engineers Pvt. Ltd.
	3.	Proof consultant	M/s NNC
	4.	MEP consultant	Electrical- Kanwar Krishen Associates Pvt. Ltd. PHE- Kumar Endecon Pvt. Ltd. HVAC- Udayan Chaudhary & Associates (P) Ltd.
	5.	Site supervisor/in charge	Mr. Paramjeet Thakur
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 : 04-10-2026

Place : New Delhi

Yours faithfully,

KAMAL RATRA
CA/92/14687

Ar. KAMAL RATRA
Signature & name (in block letters) with stamp of architect

Council of architects (CoA) registration no.:CA/92/14687

Council of architects (CoA) registration valid till (date) :31/12/2031

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**AIPL Autograph, Tower 1 (Wing A, B, C)**		
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.)		-	1,15,23,60,768.72	99.62 %
2.	**Super structure** (Slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		4,52,30,664.92	2,00,81,67,495.00	84.32%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	6,67,23,510.21	28,89,73,875.00	26.38 %
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	13,17,52,712.17	27,72,32,957	54.41%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	4,79,62,112.42	21,70,05,904	37.91%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	11,58,06,501	36,57,99,168	56.00%
	4.2	External (Plaster, painting, facade, etc.)	4,90,61,666.30	13,93,52,064	20.73%

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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	WIP		100%	
	(ii)	Basement level 2	WIP		100%	
	(iii)	Basement level 3	WIP		100%	
	(iv)	Basement level 4	WIP		98%	
4.	Waterproofing of the above sub-structure (wherever applicable)					
	Super-Structure Status					
5.	Total floors in the tower/ building		3 Wings (T1 -23 Floors, T2 – 11 Floors, T3 – 16 Floors)			
6.	Total area on each floor		WIP		98%	
7.	Stilt floor/ ground floor		WIP		97%	
8.	Status of laying of slabs floor wise					
	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		78%	
	(ii)	Staircase	WIP		79%	
	(iii)	Lift wells along with water proofing	WIP		65%	
	(iv)	Lift lobbies/ common areas floor wise	WIP		45%	
10.	Fixing of door and window frames in flats/ units					
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	WIP		48%	
	(ii)	Electrical works including wiring	WIP		43%	
	(iii)	Plumbing works	WIP		58%	

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12.	Status of wall plastering			
	(i)	External plaster	WIP	35%
	(ii)	Internal plaster	WIP	65%
13.	Status of wall tiling			
	(i)	In bathroom	WIP	32%
	(ii)	In kitchen	NA	-
14.	Status of flooring			
	(i)	Common areas	WIP	25%
	(ii)	Units/ flats	WIP	40%
15.	Status of white washing			
	(i)	Internal walls	WIP	62%
	(ii)	External walls	WIP	42%
16.	Status of finishing			
	(i)	Staircase with railing	WIP	0%
	(ii)	Lift wells	WIP	48%
	(iii)	Lift lobbies/ common areas floor wise	WIP	50%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		
	(ii)	Sanitary fixtures		
	(iii)	Modular kitchen		
	(iv)	Electrical fittings/ lighting		
	(v)	Gas piping (if any)		
	(other than flat/units)			
	(vi)	Lifts installation	WIP	45%
	(vii)	Overhead tanks	WIP	100%
	(viii)	Underground water tank	WIP	100%
	(ix)	Firefighting fitting and equipment's as per CFO NOC	WIP	60%
	(x)	Electrical fittings in common areas	WIP	70%
	(xi)	*Compliance to conditions of* environment/ CRZ NOC	WIP	
18.	Waterproofing of terraces		WIP	0%
19.	Entrance lobby finishing		WIP	90%
20.	Status of construction of compound wall			

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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	41%	
2.	Parking	Yes	18%	
	Covered no. -1639			
	Open no. – 33	-		
3.	Water supply	Yes	43%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	48%	
5.	Storm water drains	Yes	90%	
6.	Landscaping & tree plantation	Yes	45%	
7.	Parks and playgrounds	N/A		
	Fixing of children play equipment's	N/A		
	Benches	N/A		
8.	Shopping area	Yes	15%	
9.	Street lighting/ electrification	Yes	10%	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	55%	
11.	Solid waste management & disposal	Yes	40%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	95%	
13.	Energy management (Solar)	Yes	10%	
14.	Fire protection and fire safety requirements	Yes	75%	
15.	*Electrical meter room, sub-station,* receiving station	Yes	65%	
16.	Underground tank	Yes	100%	
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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