ACPL® Architecture Planning Management
INDIA • DUBAI

ACPL Design Ltd | E 24, South Extension I, New Delhi. 110049, India | T: 011 4823 4444 | www.acplonline.com

Architect's Certificate

Report for quarter ending			**30.09.2026**
Subject	Certificate of progress of construction work		
1	I, **KULMEET SHANGARI** has undertaken assignment as architect for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.		
	S.No.	**Particulars**	**Information**
	1	Project/phase of the project	AIRIA
	2	Location	Sector-68, Gurugram, Haryana
	3	Licensed area in acres	8.93750 acres
	4	Area for registration in acres	8.93750 acres
	5	HARERA registration no.	77 of 2025 dated 28.07.2025
	6	Name of licensee	Reach Promoters Pvt. Ltd.
	7	Name of collaborator	**NA**
	8	Name of developer	Reach Promoters Pvt. Ltd.
2	**Details related to inspection are as under**		
	1	Date of certifying of % of construction work	**06.10.2026**
	2	Name of Architect	**Kulmeet Shangari**
	3	Date of site inspection	**30.09.2026**
3	Following technical professionals are appointed by promoter: - (as applicable)		
	S..No.	**Consultants**	**Name**
	1	Site engineer	Sanjay Nain
	2	Structural consultant	Pravin Gala Consultants Pvt Ltd
	3	Proof consultant	Manish Consultant
	4	MEP consultant	Udayan Chaudhari & Associates Pvt Ltd
	5	Quantity surveyor	NA
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: 06.10.2026	Yours faithfully,
Place: Gurugram	KULMEET SHANGARI ARCHITECT CA/97/21741
	KULMEET SHANGARI
Council of Architects (CoA) registration No. :	CA/97/21741
Council of architects (CoA) registration valid till (date) :	31.12.2034

Table – A

Building/ Tower no.			Existing Tower		
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**		-	6,178.24	100.00%
	(inclusive of excavation, foundation, basements, water proofing, etc.)				
2	**Super structure**		-	8,224.50	100.00%
	(slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3	**MEP**				
	3	Mechanical (lifts, ventilation, etc.)	-	2,050.21	100.00%
	3	Electrical (conduiting, wiring, fixtures, etc.)	-	1,025.10	100.00%
	3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	2,050.21	100.00%
4	**Finishing**				
	4	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	3,417.01	100.00%
	4	External (plaster, painting, facade, etc.)	-	1,708.51	100.00%
		Total	-	24,653.78	100.00%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status		Completed	100.00%
1	Excavation		Completed	100.00%
2	Laying of foundation		Completed	
	i	Raft	NA	NA
	ii	Pile	Completed	100%
3	Number of basement(s)		2	
4	Waterproofing of the above sub-structure (wherever applicable)			100%
	Super-Structure Status			100.00%
5	Total floors in the tower/ building		LF+GF+8	
6	Total area on floors		3,24,916.18 Sq Ft	
7	Stilt floor/ ground floor		1,38,767 Sq Ft	
8	Status of laying of slabs floor wise		Completed	100%
9	Status of construction		Completed	100%
	i	Walls on floors	Completed	100%
	ii	Staircase	Completed	100%
	iii	Lift wells along with water proofing	Completed	100%
	iv	Lift lobbies/ common areas floor wise	Completed	100%
10.	Fixing of door and window frames in flats/ units		Completed	100%
11	Status of MEP		Completed	Internal (within flat) and External works
	i	Mechanical works	Completed	100%
	ii	Electrical works including wiring	Completed	100%
	iii	Plumbing works	Completed	100%

KULMEET SHANGARI
ARCHITECT
CA/97/21741

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

KULMEET SHANGARI
ARCHITECT
CA/97/21741

Table – B

Building/ Tower no.			New Tower		
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**		1598.18	9,412.21	88.66%
	(inclusive of excavation, foundation, basements, water proofing, etc.)				
2	**Super structure**		200	200	1.42%
	(slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)				
3	**MEP**				
	3	Mechanical (lifts, ventilation, etc.)	-	-	0.00%
	3	Electrical (conduiting, wiring, fixtures, etc.)	-	-	0.00%
	3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	-	-	0.00%
4	**Finishing**				
	4	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	-	-	0.00%
	4	External (plaster, painting, facade, etc.)	-	-	0.00%
		Total (Including Site Establishment Exp.)	1,798.18	9,612.21	22.69%

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status		Under Progress	93%
1	Excavation		Completed	100.00%
2	Laying of foundation		Completed	
	i	Raft	NA	NA
	ii	Pile	Completed	100%
3	Number of basement(s)		4	
	1	Basement-1	Completed	100%
	2	Basement-2	Completed	100%
	3	Basement-3	Completed	100%
	4	Basement-4	Completed	100%
4	Waterproofing of the above sub-structure (wherever applicable)			20%
	Super-Structure Status			1.42%
5	Total floors in the tower/ building		GF+19	
6	Total area on floors		3,84,065.95 Sq. Ft.	
7	Stilt floor/ ground floor		55,109 Sq. Ft.	
8	Status of laying of slabs floor wise		(Ground Floor Slab under Progress)	2%
9	Status of construction		Yet not started	0.00%
	i	Walls on floors	Yet not started	0.00%
	ii	Staircase	Yet not started	0.00%
	iii	Lift wells along with water proofing	Yet not started	0.00%
	iv	Lift lobbies/ common areas floor wise	Yet not started	0.00%

JAGMEET SHANGARI
ARCHITECT
CA/97/21741

10.	Fixing of door and window frames in flats/ units		Yet not started	Percentage of total proposed work
11	Status of MEP			Internal (within flat) and External works
	i	Mechanical works	Yet not started	0%
	ii	Electrical works including wiring	Yet not started	0%
	iii	Plumbing works	Yet not started	0%
12	Status of wall plastering		Yet not started	0%
	i	Internal plaster	Yet not started	0%
	ii	External plaster	Yet not started	0%
13	Status of wall tiling		Yet not started	0%
	i	In bathroom	Yet not started	0%
	ii	In kitchen	NA	NA
14	Status of flooring		Yet not started	0%
	i	Common areas	Yet not started	0%
	ii	Units/ flats	Yet not started	0%
15	Status of white washing		Yet not started	0%
	i	Internal walls	Yet not started	0%
	ii	External walls	Yet not started	0%
16	Status of finishing		Yet not started	0%
	i	Staircase with railing	Yet not started	0%
	ii	Lift wells	Yet not started	0%
	iii	Lift lobbies/ common areas floor wise	Yet not started	0%
17	Status of installation		Yet not started	0%
	(within flat/unit)		Yet not started	0%
	i	Doors and windows panels	Yet not started	0%
	ii	Sanitary fixtures	Yet not started	0%
	iii	Modular kitchen	NA	NA
	iv	Electrical fittings/ lighting	Yet not started	0%
	v	Gas piping (if any)	NA	NA
	(other than flat/units)		Yet not started	0%
	vi	Lifts installation	Yet not started	0%
	vii	Overhead tanks	Yet not started	0%
	viii	Underground water tank	Yet not started	0%
	ix	Firefighting fitting and equipment's as per CFO NOC	Yet not started	0%
	x	Electrical fittings in common areas	Yet not started	0%
	xi	Compliance to conditions of environment/ CRZ NOC	Yet not started	0%
18	Waterproofing of terraces		Yet not started	0%
19	Entrance lobby finishing		Yet not started	0%
20	Status of construction of compound wall		Yet not started	0%

KULMEET SHANGARI
ARCHITECT
CA/97/21741

Table – B				
Sr. No.	**Common areas and facilities amenities**	**Proposed (Yes/ No)**	**Percentage of work done**	**Remarks**
B-1	**Services**			
	Internal Development Work			
1	Internal Roads and Pavements	Yes	35.43%	Under progress
2	Water Supply System	Yes	52.22%	Under progress
3	Storm water Drainage	Yes	35.43%	Under progress
4	Seweage Treatment & Garbage Disposal	Yes	35.43%	Under progress
5	Street Lighting	Yes	35.43%	Under progress
6	Play Grounds & Parks	Yes	35.43%	Under progress
7	Electricity Supply System	Yes	35.43%	Under progress
8	Security & Fire-Fighting	Yes	43.32%	Under progress
9	Parking Open	Yes	35.43%	Under progress
10	STP	Yes	35.56%	Under progress
11	Underground Water Tank	Yes	35.43%	Under progress
12	Rain Water Harvesting	Yes	35.43%	Under progress
13	Electrical Sub-Station	Yes	68.38%	Under progress
	Over All IDW		45.26%	Existing Tower IDW work Completed and new tower pending
B-1	**External Development Work**			
16	Electrification Cost		NA	NA
B-1	**Overall Development Work**		**45.26%**	
B-2	**Community**			
17	Convinient Shopping Area	NA	NA	NA
18	Community Building	NA	NA	NA
B-2	Total Community Construction	NA	NA	NA
	Over All Percentage of Completion			**50.82%**

KULMEET SHANGARI
ARCHITECT
CA/97/21741