PRAKASH CHOUDHARY & ASSOCIATES
ARCHITECTS | INTERIOR DESIGNERS | VALUERS | CHARTERED ENGINEERS
C-18, SECOND FLOOR, OMAXE CITY CENTER, SECTOR 49, SOHNA ROAD
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Architect's Certificate

	Report for quarter ending		30-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	Monsoon Breeze Phase-I ABLM Towers
	2	Location	Sector 78, Village Naurangpur, Gurugram, Haryana
	3	Licensed area in acres	12.514 Acres
	4	Area for registration in acres	4.54 Acres
	5	HARERA registration no.	121 of 2017 dated 28.08.2017
	6	Name of licensee	Siyona Constructions Pvt Ltd. c/o Uppal Housing Pvt Ltd., 5th Floor, South Tower, NBCC Place, Bhisham Pitamah Marg, Pragati Vihar, New Delhi 11003
	7	Name of collaborator	Umang Realtech Pvt Ltd., Bldg. No. 10,First Floor, Community Complex, Kailash Colony Extn., New Delhi 48
	8	Name of developer	Umang Realtech Pvt Ltd., Bldg. No. 10,First Floor, Community Complex, Kailash Colony Extn., New Delhi 48
2	Details related to inspection are as under		
	1	Date of certifying of percentage of construction work/ site inspection	05.10.2026
	2	Name of Architect/ Architect's firm	Prakash Choudhary & Associates
	3	Date of site inspection	05.10.2026
3	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1	Site engineer	Er. Rakesh Parashar
	2	Structural consultant	ARCOP Associates Pvt Ltd/Technical Projects
	3	Proof consultant	IMCM
	4	MEP consultant	Paradise Consultants
	5	Site supervior/incharge	Prakash Rawat
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	05.10.2026	Yours faithfully
	Place	Gurgaon	Ar. Prakash K.Choudhary
	Council of architects (CoA) : Registration no. CA/2005/36993		PRAKASH KUMAR CHOUDHARY B. ARCH., M.C.A. CA/2005/36993 Signature & name (in block letters) with
	Council of architects (CoA) : Registration valid till (date) : 31.12.2026		Stamp of Architect

Table A

Building/ Tower No.		A
Name of the building/ tower if any		Type A
(to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	**Particulars**	**Amount (Rs. In lacs)**
1	Total estimated cost of the building/tower as per registration No…… comes to	1658.1528
2	Total expenditure on the project/phase	2642.617
3	Percentage of work done with reference to total estimated cost	100.00%
4	Balance estimate cost to be incurred on the project	5.137
5	Cost incurred on additional/extra items as on ……. Not included in the estimated cost (Table -C)	984.464

Table A

Building/ Tower No.		B
Name of the building/ tower if any		Type B
(to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	**Particulars**	**Amount (Rs. In lacs)**
1	Total estimated cost of the building/tower as per registration No…… comes to	1517.264
2	Total expenditure on the project/phase	2418.081
3	Percentage of work done with reference to total estimated cost	100.00%
4	Balance estimate cost to be incurred on the project	4.701
5	Cost incurred on additional/extra items as on ……. Not included in the estimated cost (Table -C)	900.817

Table A

Building/ Tower No.		L
Name of the building/ tower if any		Type B
(to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	**Particulars**	**Amount (Rs. In lacs)**
1	Total estimated cost of the building/tower as per registration No…… comes to	1517.264
2	Total expenditure on the project/phase	2418.081
3	Percentage of work done with reference to total estimated cost	100.00%
4	Balance estimate cost to be incurred on the project	4.701
5	Cost incurred on additional/extra items as on ……. Not included in the estimated cost (Table -C)	900.817

Table A

Building/ Tower No.		M
Name of the building/ tower if any		Type D
(to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	**Particulars**	**Amount (Rs. In lacs)**
1	Total estimated cost of the building/tower as per registration No…… comes to	688.1876
2	Total expenditure on the project/phase	1096.772

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3	Percentage of work done with reference to total estimated cost	100.00%
4	Balance estimate cost to be incurred on the project	2.132
5	Cost incurred on additional/extra items as on ..... Not included in the estimated cost (Table -C)	408.585

Table A

Building/ Tower No.	Shops
Name of the building/ tower if any	

(to be prepared separately for each building/ tower of the real estate project/ phase of the project)

Sr. No.	Particulars	Amount (Rs. In lacs)
1	Total estimated cost of the building/tower as per registration No..... comes to	37.932
2	Total expenditure on the project/phase	60.452
3	Percentage of work done with reference to total estimated cost	100.00%
4	Balance estimate cost to be incurred on the project	0.118
5	Cost incurred on additional/extra items as on ..... Not included in the estimated cost (Table -C)	22.520

Table B

Internal & External development works in respect of the entire project/ phase of the project

Sr. No.	Particulars	Amount (Rs. in lacs)	
		External development works	Internal development works
1	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on 24.12.2007 date		335.20
2	Expenditure incurred as on 30.12.2022	480.963	
3	Work done in percentage (as percentage of the total estimated cost)	100.00%	
4	Balanced cost to be incurred (based on estimated cost)	0.000	
5	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (table-D)	0.000	

Table C

EDC/ IDC etc in respect of the entire project/ ~~phase~~ of the project

Sr. No.	Particulars	EDC Amount (Rs. in lacs)	IDC Amount (Rs. in lacs)
1	Total external development cost and infrastructure development charges as prescribed by the government as on 16-07-2011	1306.96	158.74
2	EDC, IDC paid so far as on 30-12-2022	1873.82	331.96
3	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100%	100%
4	Balance EDC/ IDC to be paid	-14.59	-4.77

Table D

List of extra/ additional items executed with cost.(which were not part of the original estimate of total cost)

Sr. No.	Particulars	Amount (Rs. in lacs)
1	extra/ additional items executed with cost.	2.454

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Table A

Building/ Tower no. (to be prepared separately for		A (Tower Type-A)		
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.)	0%	100%	0%
2	Super structure (Slabs, brickwork, blockwork, staircase, lift wells, machine rooms, water tank, etc.)	0%	100%	0%
3	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0%	100%	0%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	0%	100%	0%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	100%	0%
4	Finishing			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0%	100%	0%
4.2	External (plaster, painting, facade, etc.)	0%	100%	0%

Table A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the		B(Tower Type-B)		
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	0%	100%	0%
2	Super structure (Slabs, brickwork, blockwork, staircase, lift wells,	0%	100%	0%
3	MEP			
3.1	Mechanical (lifts, ventilation, etc.)	0%	100%	0%
3.2	Electrical (conduiting, wiring, fixtures, etc.)	0%	100%	0%
3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	100%	0%
4	Finishing			
4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	0%	100%	0%

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	4.2	External (plaster, painting, facade, etc.)	0%	100%	0%

Table A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the			L(Tower Type-B)		
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	0%	100%	0%
2		Super structure (Slabs, brickwork, blockwork, staircase, lift wells,	0%	100%	0%
3		MEP			
	3.1	Mechanical (lifts, ventilation, etc.)	0%	100%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0%	100%	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	100%	0%
4		Finishing			
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	0%	100%	0%
	4.2	External (plaster, painting, facade, etc.)	0%	100%	0%

Table A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the			M(Tower Type-D)		
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	0%	100%	0%
2		Super structure (Slabs, brickwork, blockwork, staircase, lift wells,	0%	100%	0%
3		MEP			
	3.1	Mechanical (lifts, ventilation, etc.)	0%	100%	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0%	100%	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0%	100%	0%
4		Finishing			
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	0%	100%	0%
	4.2	External (plaster, painting, facade, etc.)	0%	100%	0%

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Table B					
	Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	remarks
	B-1	Services			
		Internal roads & pavements	Yes	100.00%	
		Parking		100.00%	
		Covered no		100.00%	
		Open No		100.00%	
		Water supply System	Yes	100.00%	
		Sewerage (chamber, lines, septic tanks, STP)	Yes	100.00%	
		Storm water drainage	Yes	100.00%	
		Landscaping & tree plantation	Yes	100.00%	
		Parks and playgrounds	Yes	100.00%	
		Fixing of children play equipment	Yes	100.00%	
		Benches	Yes	100.00%	
		Shopping Area	Yes	100.00%	
		Street Lighting/electrification	Yes	100.00%	
		Treatment and disposal of sewage and sullage water/STP	Yes	100.00%	
		Solid Waste management & disposal	Yes	100.00%	
		Water conservation, rain water, harvesting, percolating well/ pit	Yes	100.00%	
		Energy management (solar)	Yes	100.00%	
		Fire protection and fire safety requirements	Yes	100.00%	
		Electrical meter room, sub-station, receiving station	Yes	100.00%	
		Other (option to add more)	Yes	0.00%	
	B-2	Community building to be transferred to RWA			
	17	Community center	Yes	100.00%	
	18	Other (option to add more)			
	B-3	Community building not to be transferred to RWA/competent authority			
	19	Schools	Yes	50.00%	
	20	Dispensary	No		
	21	Club	Yes	100.00%	
	22	Others			
	B-4	Services/ facilities to be transferred to competent authority			

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