Nirman
Architects and Interior Designers
E-mail : kaps_mangla@yahoo.com
nirmanarchitects@yahoo.com

Kapil Mangla
I-8, Ist Floor, Sector - 10, DLF,
Opp. Civil Courts, Faridabad-121 006
Mob. : 9810081088, 9810061088
Tel (O) : 9811204088

Annexure A

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	The Story House
	2.	Location	Sector 89A, Gurugram
	3.	Licensed area in acres	4.5250 Acre
	4.	Area for registration in acres	4.5250 Acre
	5.	HARERA registration No.	GGM/984/716/2025/87 Dated 08/10/2025
	6.	Name of licensee	Arttech Elegant Homes LLP
	7.	Name of collaborator	Arttech Elegant Homes LLP
	8.	Name of developer	Arttech Elegant Homes LLP
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	30-Sep-2026
	2.	Name of Architect/ Architect's firm	**Nirman Architects and Interior Designers**
	3.	Date of site inspection	5-Oct-2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Abid Ansar
	2.	Structural consultant	Acecon Engineers
	3.	Proof consultant	Dr. Maqsud E Nazar
	4.	MEP consultant	Integral Designs
	5.	Site supervisor/in charge	Mr. Faiz Ahmed

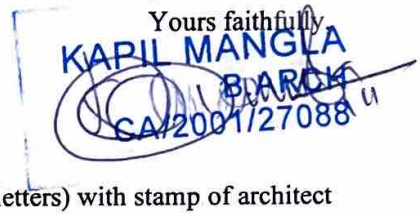
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* On the letter head of the architect firm

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_____

Yours faithfully



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

Place : _Faridabad_____

Council of architects (CoA) registration No. : ___CA/2001/27088_____

Council of architects (CoA) registration valid till (date) : __Year2032_____

Table – A				
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)		The Story House		
A1	**Cumulative progress of the project/phase at the end of the quarter.** (July-26 to Sep-26)			
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.)	Nil	Rs. 192.37 lakhs	00.55 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	Nil	Nil	
3.	**MEP**			
	3.1 Mechanical (lifts, ventilation, etc.)	Nil	Nil	
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	Nil	Nil	
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	Nil	Nil	
4.	**Finishing**			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	Nil	Nil	
	4.2 External (plaster, painting, facade, etc.)	Nil	Nil	
5.	**Site Development** (Construction of Site/Sales Office, Main Entry Gate, Boundary Wall, Labor Huts etc..)	Rs. 212.01 Lakhs	Rs. 1845.04 Lakhs	5.24 %
	Total Estimated Construction Cost (Rs. 35,234.62 Lakhs)	Rs. 404.39 Lakhs	Rs. 2037.41 Lakhs	5.78 %

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
1.	Excavation		Excavation	40 %
2.	Laying of foundation		Nil	Nil
	(i)	Raft	Raft	10 %
	(ii)	Pile		
3.	Number of basement(s)		Nil	Nil
	(i)	Basement Level 1		
	(ii)	Basement level 2*		

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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		Nil		Nil	
6.	Total area on each floor		Nil		Nil	
7.	Stilt floor/ ground floor		Nil		Nil	
8.	Status of laying of slabs floor wise		Nil		Nil	
	Cumulative number of slabs in the building/ tower ..... laid by end of quarter					
9.	Status of construction		Nil		Nil	
	(i)	Walls on floors				
	(ii)	Staircase				
	(iii)	Lift wells along with water proofing				
	(iv)	Lift lobbies/ common areas floor wise				
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				
	(iii)	Plumbing works				
12.	Status of wall plastering		Nil		Nil	
	(i)	External plaster				
	(ii)	Internal plaster				
13.	Status of wall tiling		Nil		Nil	
	(i)	In bathroom				
	(ii)	In kitchen				
14.	Status of flooring		Nil		Nil	
	(i)	Common areas				
	(ii)	Units/ flats				
15.	Status of white washing		Nil		Nil	
	(i)	Internal walls				
	(ii)	External walls				
16.	Status of finishing		Nil		Nil	
	(i)	Staircase with railing				

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	(ii)	Lift wells		
	(iii)	Lift lobbies/ common areas floor wise		
17.	Status of installation		Nil	Nil
	(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		
	(vii)	Overhead tanks		
	(viii)	Underground water tank		
	(ix)	Firefighting fitting and equipment's as per CFO NOC		
	(x)	Electrical fittings in common areas		
	(xi)	Compliance to conditions of environment/ CRZ NOC		
18.	Waterproofing of terraces		Nil	Nil
19.	Entrance lobby finishing		Nil	Nil
20.	Status of construction of compound wall		YES	50.00 %
21.	Main Entry Gate		YES	90.00%
22.	Site/ Sales Office construction at Site		YES	100.00 %

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

Note: (*) extend as per requirement

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