UB'S DESIGN 'N' CREATE
Address: 153, New Colony, Gurugram
Ph.: 9999300102, Email: bhutani.pallavi@gmail.com

Architect's Certificate			
Report for quarter 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	**SOUTH DRIVE**
	2.	Location	Sector-69, Gurugram
	3.	Licensed area in acres	2.10625 Acres
	4.	Area for registration in acres	2.10625 Acres
	5.	HARERA registration no.	05 of 2024 Dated 22.01.2024
	6.	Name of licensee	Divya Buildcon Pvt. Ltd.
	7.	Name of collaborator	NA
	8.	Name of developer	Divya Buildcon Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	30.09.2026
	2.	Name of Architect/ Architect's firm	UB'S Design 'N' Create 153, New Colony, Gurugram
	3.	Date of site inspection	30.09.2026

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Naresh Soni
	2.	Structural consultant	Er. R.K. Singh 1192, Sector - 9A, Urban Estate, Gurugram

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	3.	Proof consultant	N/A
	4.	MEP consultant	M/s P.K. Kalra Consultants F-67 (Basement), Green Park Main, New Delhi-110016
	5.	Site supervisor/incharge	Mr. Naresh Soni
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

Yours faithfully,

Place :Gurugram

Architect
Pallavi Pujara
CA/2011/53312

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

Council of architects (CoA) registration no. :CA/2011/53312

Council of architects (CoA) registration valid till (date) :31.12.2032

Table – A

Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)	**SOUTH DRIVE**

A1 Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Project components	Work done value during the quarter 01.07.2026to 30.09.2026 (Rs. In Lacs)	Cumulative work done value till date 30.09.2026 (Rs. In Lacs)	Percentage of work done to the total proposed work
	Sub structure (Inclusive of excavation, foundation, basements, water proofing, etc.)	0.00	309.32	78%
	Super structure (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	8.79	8.79	15.00%

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	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	N.A.	N.A.	N.A.
	3.2	Electrical (Conducting, wiring, fixtures, etc.)	35.26	258.71	65.00%
	3.3	Plumbing &Fire fighting (piping, pumps and pump room, fixtures, etc.)	37.56	58.59	80.00%
	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	N.A.	N.A.	N.A.
	4.2	External (plaster, painting, facade, etc.)	N.A.	N.A.	N.A.
	Internal/External Development (External Road works)		31.95	31.95	50.00%
	Misc. on Infrastructure (Consultancy Fee, Registration Fee, Pagoda Tent etc)		0.00	103.17	
	Other Expenditure (Bank Charges, BG Charge etc.)		0.00	0.00	

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	77%	
2.	Water supply	Yes	40%	
3.	Sewerage (chamber, lines, septic tanks, STP)	Yes	75%	
4.	Storm water drains	Yes	75%	
5.	Landscaping & tree plantation	Yes	0.00	
6.	Parks and playgrounds	No	0.00	
	Fixing of children play equipment's	No	0.00	
	Benches	Yes	0.00	
7.	Shopping area	Yes	0.00	
8.	Street lighting/ electrification	Yes	0.00	
9.	Treatment and disposal of sewage and sullage water/ STP	Yes	0.00	
10.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	0.00	

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PART – A – PHYSICAL PROGRESS

1. Schedule of physical progress at the end of the quarter plot wise
(in case of plotted colony)

Block No.	No. of plots	Tentative completion date of services	Estimated no. of plots for which laying down of services complete at the end of the quarter	Actual no. of plots for which laying down of services complete at the end of the quarter	Variance	Remarks
Block A	9	31.12.2026	-	-	-	-
Block B	9	31.12.2026	-	-	-	-
Block C	4	31.12.2026	-	-	-	-
Block D	9	31.12.2026	-	-	-	-
Block E	8	31.12.2026	-	-	-	-
Total plots	39	31.12.2026	-	-	-	-

2. Schedule of physical progress at the end of the quarter apartment/ unit wise
(in case of group housing and commercial)**NOT APPLICABLE**

Tower No.	No. of units/floor	Tentative completion date	Estimated no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter	Actual no. of units/ apartments complete in all respect ready for applying OC at the end of the quarter	Variance	Remarks
Total units						

3. Schedule of physical progress stage wise at the end of the quarter for each tower
(in case of group housing and commercial) **NOT APPLICABLE**

Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	78.00%	78.00%	-	
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)			-	

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	3.	MEP					
		(i)	Mechanical (lifts, ventilation, etc.)	65.00%	65.00%		
		(ii)	Electrical (conduiting, wiring, fixtures, etc.)				
		(iii)	Plumbing & Fire fighting (piping, pumps and pump room, fixtures, etc.)	80.00%	80.00%		
	4.	Finishing					
		(i)	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	N.A	N.A		
		(ii)	External (plaster, painting, facade, etc.)				

4. Schedule of physical progress of infrastructure and services at the end of the quarter

Sr. No.	Particulars	Estimated physical progress %	Actual physical progress %	Variance	Remarks
Infrastructure					
Services					
1.	Roads and Pavements	85%	85%	-	-
2.	Parking	NA	NA	-	-
3.	Water Supply	NIL	NIL	-	-
4.	Sewerage	75%	75%	-	-
5.	Electrification	62%	62%	-	-
6.	Storm Water drainage	75%	75%	-	-
7.	Parks and Play grounds	NA	NA	-	-
8.	Street Light	NIL	NIL	-	-
9.	Renewable energy system	NA	NA	-	-
10.	Security and Fire fighting services	NA	NA	-	-
11.	STP	80%	80%	-	-
12.	Underground tank	80%	80%	-	-
13.	Rain water harvesting	70%	70%	-	-
14.	Electrical sub station	80%	80%	-	-

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	Community building to be transferred to RWA					
	15.	Community centre	NA	NA	-	-
	Community sites to be sold to third party or to be retained by promoter or to be transferred to competent authority					
	16.	Schools	NA	NA	-	-
	17.	Club house	NA	NA	-	-
	18.	Hospital and dispensary	NA	NA	-	-
	19.	Shopping area	NA	NA	-	-
	20.	Others	NA	NA	-	-

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