Annexure A

Architect's Certificate*			
Report for quarter ending			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	Central Park Flower Valley - Phase III
	2.	Location	Sector 29, 30, 32 & 33 Sohna, Dist. Gurugram
	3.	Licensed area in acres	47.759 Acres
	4.	Area for registration in acres	41.077 Acres (Ph III) (6.682 Acres under UD)
	5.	HARERA registration no.	37 of 2022
	6.	Name of licensee	St Patricks Pvt Ltd, Sh. Sher Jung – Sher Mohammad – Wahid Khan - Akbar, Shorab Khan – Yamir Khan – Sarfaraj Khan, Sh Inderjeet. Smt Ishwar Devi, M/S St Ambrose Buildcon Pvt Ltd
	7.	Name of collaborator	St Patricks Pvt Ltd
	8.	Name of developer	St Patricks Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	01 Oct 2026
	2.	Name of Architect/ Architect's firm	Gian P. Mathur & Associates Pvt. Ltd.
	3.	Date of site inspection	01 Oct 2026

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ARCHITECT
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Annexure B

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Ashok Gautam
	2.	Structural consultant	Gian P. Mathur & Associates Pvt. Ltd.
	3.	Proof consultant	N/A
	4.	MEP consultant	M/s V Consulting
	5.	Quantity surveyor	Gulam Moinnuddin
4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.		
	1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	INR 3991.70 Lakhs
	2.	Estimated cost incurred till date (based on site inspection)	INR 4297.62 Lakhs
	3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana	INR (-) 305.92 Lakhs
5.	The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the DTCP being the competent authority under whose jurisdiction the aforesaid project is being implemented.		
6.	The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.		
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.		

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8.	I also 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 work 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
9.	I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;

Date	01 Oct 2026	Yours faithfully, Signature & name (in block letters) with stamp of engineering firm/ individual
Place	:Gurugram	
Local authority license No.	:	
Local authority license no. valid till (date)	:	

***Note**	
1.	The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2.	(*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3.	The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4.	As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5.	All component of work with specifications are indicative and not exhaustive.

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Table – A		
Building/ Tower No.	NA	
Name of the building/ tower if any		
Percentage of work done with reference to total estimated cost (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	NA
2.	Total expenditure on the project/ phase	NA
3.	Percentage of work done with reference to total estimated cost	NA
4.	Balance estimate cost to be incurred on the project	NA
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	

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_____date		3991.70
2.	Expenditure incurred as on Date		4297.62
3.	Work done in percentage (as percentage of the total estimated cost)		108%
4.	Balanced cost to be incurred (based on estimated cost)		0.0
5.	Cost incurred on additional/ extra items as on Date not included in the estimated cost (table-D)		305.92

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Table – C			
EDC/ IDC etc in respect of the entire project/ phase of the project			
Sr. No.	**Particulars**	**Amount (Rs. in lacs)**	
		EDC	IDC
1.	Total external development cost and infrastructure development charges as prescribed by the government as on date of registration	5682.49	724.8
2.	EDC, IDC paid so far as on	5099.39	724.80
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.		
4.	Balance EDC/ IDC to be paid	583.1	0.00

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.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	NA

Note: (*) extend as per requirement

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1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks
2.	The % of the work done as on date	The % of work to be done by this time as per original projection	The deviation if any with remarks

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