Annexure A

Architect's Certificate*			
Report for quarter ending			Sept'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	Commercial plotted colony- Mag Mile
	2.	Location	Sector 32, Sohna, Dist. Gurugram
	3.	Licensed area in acres	Commercial plotted colony on area measuring 5.0 acres
	4.	Area for registration in acres	5.0 Acres
	5.	HARERA registration no.	104 of 2023
	6.	Name of licensee	Sheela H Oberai Estate Pvt. Ltd.
	7.	Name of collaborator	M/s St Patricks Realty Pvt Ltd
	8.	Name of developer	M/s St Patricks Realty Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	1 Oct 2026
	2.	Name of Architect/ Architect's firm	Ms. Ruchi Maheshwari
	3.	Date of site inspection	1 Oct 2026

Ruchi

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Arun
	2.	Structural consultant	Mr. Rohit Prajapati
	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 13168.49 Lakhs
	2.	Estimated cost incurred till date (based on site inspection)	INR 4471.2 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 8697.29 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.		

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	1 Oct 2026	Yours faithfully, Signature & name (in block letters) with stamp of engineering firm/ individual RUCHI MAHESHWARI
Place	:Gurugram	
Local authority license No.	: COA/2007/47	
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.

Table – A		
Building/ Tower No.	SCO	
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	11239.27
2.	Total expenditure on the project/ phase	4471.2
3.	Percentage of work done with reference to total estimated cost	39.78%
4.	Balance estimate cost to be incurred on the project	6768.07
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		1929.22
2.	Expenditure incurred as on 30.03.2025		15.27
3.	Work done in percentage (as percentage of the total estimated cost)		1.%
4.	Balanced cost to be incurred (based on estimated cost)		1913.95
5.	Cost incurred on additional/ extra items as on 30.09.2024 not included in the estimated cost (table-D)		0.00

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	2183.29	227.64
2.	EDC, IDC paid so far as on	2190.75	244.72
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.		
4.	Balance EDC/ IDC to be paid	Nil	Nil

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