HARERA
GURUGRAM

QUARTERLY PROGRESS REPORT (QPR – II- Sept-26)

NAME OF THE PROJECT/ PHASE
Central Park Flower Valley Phase IV
REPORT FOR ENDING
Sept-26
REGISTRATION NO.
129 of 2025
PROJECTED DATE OF COMPLETION
30th June 2029
NAME OF THE PROMOTER
St Patricks Reality Pvt. Ltd

ARCHITECTS & PLANNERS

Annexure A

Report for Period ending			Sept`26
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 IV
	2.	Location	Sector 32, Sohna, Gurgaon
	3.	Licensed area in acres	197.161 acres
	4.	Area for registration in acres	4.8284 acres
	5.	HARERA registration no.	129 of 2025
	6.	Name of licensee	M/s MLT Propmart Pvt. Ltd. & St. Patricks Reality Pvt. Ltd.,
	7.	Name of collaborator	St. Patricks Realty Pvt. Ltd
	8.	Name of developer	St. Patricks Realty Pvt. Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	1st Oct 26
	2.	Name of Architect/ Architect's firm	Gian P. Mathur & Associates Pvt. Ltd.
	3.	Date of site inspection	1st Oct 26

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-28, East Of Kailash, New Delhi- 110065
T: 46599599 | F: 46599512
E: info@gpmindia.com | W: www. gpmindia.com

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Mohit
	2.	Structural consultant	Gian P. Mathur & Associates Pvt. Ltd.
	3.	Proof consultant	N/A
	4.	MEP consultant	M/s V Consultants Pvt Ltd
	5.	Site supervisor/incharge	Mr. Bharat Bhushan Gupta
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 : 1st Oct 26

Yours faithfully,

Place: Gurugram

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

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

Council of architects (CoA) : registration no.

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

Table – B

Sr. No.	Common areas and facilities amenities	Proposed (Yes/ No)	Percentage of work done	Remarks
B-1	**Services**			
1.	Internal roads & pavements	29.13	80%	
2.	Parking			
	Covered no.			
	Open no.			
3.	Water supply	5.16	90%	
4.	Sewerage (chamber, lines, septic tanks, STP)	10.32	90%	
5.	Storm water drains	8.48	90%	
6.	Landscaping & tree plantation		0%	
7.	Parks and playgrounds	.00	0%	
	Fixing of children play equipment's			
	Benches			
8.	Shopping area			
9.	Street lighting/ electrification	3.32	0%	
10.	Treatment and disposal of sewage and sullage water/ STP	NA	0%	
11.	Solid waste management & disposal	NA	0%	
12.	Water conservation, rain water, harvesting, percolating well/ pit	NA	0%	
13.	Energy management (solar)	NA	0%	
14.	Electricity supply	50	0%	
15.	Electrical meter room, sub-station, receiving station	16.22	90%	
16.	Other (option to add more)	23.39	194%	
B-2	**Community building to be transferred to RWA**			
17.	Community centre			
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools			
20.	Dispensary			
21.	Club			
22.	Others			
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

ARCHITECTS & PLANNERS

Annexure B

Engineer's Certificate[2]	
Report for Period ending	Sept' 26
Subject	Certificate of percentage of completion of construction work of the project at the end of the quarter: June-24

1. I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.

Sr. No.	Particulars	Information
1.	Project/phase of the project	Central Park Flower Valley Phase IV
2.	Location	Sector 32, Sohna , Gurugram
3.	Licensed area in acres	197.161 acres
4.	Area for registration in acres	4.8284 acres
5.	HARERA Registration No.	129 0f 2025
6.	Name of licensee	M/s MLT Propmart Pvt. Ltd. & St. Patricks Reality Pvt. Ltd.
7.	Name of collaborator	M/s St. Patricks Realty Pvt. Ltd.
8.	Name of developer	St Patricks Realty Pvt Ltd .

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	1st October 26
2.	Name of engineering firm/ individual	Gian P. Mathur & Associates Pvt. Ltd.
3.	Date of site inspection	1st October 26

[2]On the letter head of the engineer firm

GIAN P. MATHUR & ASSOCIATES (P) LTD.
C-28, East Of Kailash, New Delhi- 110065
T: 46599599 | F: 46599512
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3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Mohit
	2.	Structural consultant	Gian P. Mathur & Associates Pvt. Ltd.
	3.	Proof consultant	
	4.	MEP consultant	M/s V Consultants Pvt Ltd
	5.	Quantity surveyor	Ghulam Moinuddin
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	146.03 Lakhs
	2.	Estimated cost incurred till date (based on site inspection)	107.95 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	38.08 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 DTPC 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	1st Oct 26	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.



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		146.03
2.	Expenditure incurred as on Date		107.95
3.	Work done in percentage (as percentage of the total estimated cost)		74.%
4.	Balanced cost to be incurred (based on estimated cost)		38.08
5.	Cost incurred on additional/ extra items as on Date not included in the estimated cost (table-D)		



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	170.3	21.81
2.	EDC, IDC paid so far as on	92.82	21.81
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	54.5%	100%
4.	Balance EDC/ IDC to be paid	77.48	0.0

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

