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	Ashiana Mulberry Phase-IV
	2.	Location	Sector 2, Sohna, Gurugram
	3.	Licensed area in acres	10.25 acres
	4.	Area for Registration in acres	1.67 acres
	5.	HARERA Registration No.	92 of 2025
	6.	Name of licensee	Ashiana Dwellings Pvt. Ltd.
	7.	Name of collaborator	Not Applicable
	8.	Name of developer	Ashiana Dwellings Pvt. Ltd.
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work / site inspection	**08-10-2026**
	2.	Name of Architect / Architect's firm	Design Forum International
	3.	Date of site inspection	**06-10-2026**

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3.	**Following technical professionals are appointed by promoter: - (As applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Anurag Singh Gaur
	2.	Structural consultant	M.M. Quadri
	3.	Proof consultant	NNC Design International
	4.	MEP consultant	CESPL
	5.	Site supervisor/In-charge	Ramphal Yadav
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 tableB.		

Date : **12-10-2026**

Place : **New Delhi**

Yours faithfully,

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Signature & Name (In block letters)
with Stamp of Architect

Council of architects (CoA) registration no. : **CA/2022/146770**
Council of architects (CoA) registration valid till (date) : **31-12-2034**

Table – A					
Building / Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**T-7**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (in lacs)**	**Cumulative work done value till date(in lacs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (Inclusive of excavation, foundation, basements, water proofing, etc.)		13.38	498.37	45.23%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		120.37	270.73	9.21%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	0	0.00	0%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	0	0.00	0%
	3.3	Plumbing & Firefighting (Piping, pumps and pump room, fixtures, etc.)	0	0.00	0%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	0	0.00	0%
	4.2	External (Plaster, painting, facade, etc.)	0	0.00	0%

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CA/2022/146770

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation				100%	
2.	Laying of foundation					
	(i)	Raft			100%	
	(ii)	Pile			N.A	
3.	Number of basement(s) . . . . .01 . . .		Single Basement			
	(i)	Basement Level 1			0%	
	(ii)	Basement level 2*			N.A	
4.	Waterproofing of the above sub-structure (wherever applicable)				0%	
	Super-Structure Status					
5.	Total floors in the tower/ building		G+25			
6.	Total area on each floor					
7.	Stilt floor/ ground floor		1			
8.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/ tower 7 laid by end of quarter					
9.	Status of construction					
	(i)	Walls on floors			0%	
	(ii)	Staircase			0%	
	(iii)	Lift wells along with water proofing			0%	
	(iv)	Lift lobbies/ common areas floor wise			0%	
10.	Fixing of door and window frames in flats/ units				0%	
11.	**Status of MEP**		Internal (within flat)	External works	Internal (within flat)	External Work
	(i)	Mechanical works	0%	0%	0%	0%
	(ii)	Electrical works including wiring	0%	0%	0%	0%
	(iii)	Plumbing works	0%	0%	0%	0%
12.	Status of wall plastering					
	(i)	External plaster			0%	
	(ii)	Internal plaster			0%	
13.	Status of wall tiling					
	(i)	In bathroom			0%	
	(ii)	In kitchen			0%	

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CA/2022/146770

Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
14.	Status of flooring			
	(i)	Common areas		0%
	(ii)	Units/ flats		0%
15.	Status of white washing			
	(i)	Internal walls		0%
	(ii)	External walls		0%
16.	Status of finishing			
	(i)	Staircase with railing		0%
	(ii)	Lift wells		0%
	(iii)	Lift lobbies/ common areas floor wise		0%
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels		0%
	(ii)	Sanitary fixtures		0%
	(iii)	Modular kitchen		0%
	(iv)	Electrical fittings/ lighting		0%
	(v)	Gas piping (if any)		0%
	(other than flat/units)			
	(vi)	Lifts installation		0%
	(vii)	Overhead tanks		0%
	(viii)	Underground water tank		0%
	(ix)	Firefighting fitting and equipment's as per CFO NOC		0%
	(x)	Electrical fittings in common areas		0%
	(xi)	Compliance to conditions of environment/ CRZNOC		0%
18.	Waterproofing of terraces			0%
19.	Entrance lobby finishing			0%
20.	Status of construction of compound wall			0%

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	Yes	62%	
2.	Parking	Yes	35%	
	Covered No: **192**			
	Open No: **15**			
3.	Water supply	Yes	25.75%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	29.00%	
5.	Storm water drains	Yes	22.12%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	0%	
	Fixing of children play equipment's	Yes	0%	
	Benches	Yes	0%	
8.	Shopping area	No	N.A	
9.	Street lighting / electrification	Yes	36.27%	
10.	Treatment and disposal of sewage and sullage water / STP	Yes	41.60%	Including civil structure cost
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well / pit	Yes	80.02%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	18.25%	
15.	Electrical meter room, sub-station, receiving station	Yes	43.43%	
16.	UG Tank	Yes	29.14%	Including civil structure cost
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No	-	
18.	others	No	-	
B-3	**Community buildings not to be transferred to RWA / Competent authority**			
19.	Schools	No	-	
20.	Dispensary	No	-	
21.	Club	No	-	
22.	Convenient shopping	No	-	
B-4	**Services / Facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

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