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-II
	2.	Location	Sector 2, Sohna, Gurugram
	3.	Licensed area in acres	10.25 acres
	4.	Area for Registration in acres	2.40 acres
	5.	HARERA Registration No.	22 of 2018/7(3)/44/2024/03
	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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VIKAS KUMAR
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-4 / A 3**		
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.)		0	218.99	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		21.08	975.48	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	0.00	22.11	44.22%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	30.57	230.73	100%
	3.3	Plumbing & Firefighting (Piping, pumps and pump room, fixtures, etc.)	2.19	56.56	87.58%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	34.01	296.35	100%
	4.2	External (Plaster, painting, facade, etc.)	0.00	4.33	2.89%

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done		Percentage of total proposed work	
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			100%	
	(ii)	Basement level 2*			N.A	
4.	Waterproofing of the above sub-structure (wherever applicable)				75%	
	Super-Structure Status					
5.	Total floors in the tower/ building		13			
6.	Total area on each floor		GF 630.42 Sqm Typ floor 420.24 sqm			
7.	Stilt floor/ ground floor		1			
8.	Status of laying of slabs floor wise				100%	
	Cumulative number of slabs in the building/ tower T4 laid by end of quarter					
9.	Status of construction					
	(i)	Walls on floors			100%	
	(ii)	Staircase			100%	
	(iii)	Lift wells along with water proofing			100%	
	(iv)	Lift lobbies/ common areas floor wise			100%	
10.	Fixing of door and window frames in flats/ units				90%	
11.	**Status of MEP**		Internal (within flat)	External works	Internal (within flat)	External Work
	(i)	Mechanical works	0%	0%	50%	0%
	(ii)	Electrical works including wiring	0%	0%	100%	0%
	(iii)	Plumbing works	0%	0%	90%	40%
12.	Status of wall plastering					
	(i)	External plaster			0%	
	(ii)	Internal plaster			95%	
13.	Status of wall tiling					
	(i)	In bathroom			75%	
	(ii)	In kitchen			50%	

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
14.	Status of flooring			
	(i)	Common areas		15%
	(ii)	Units/ flats		92%
15.	Status of white washing			
	(i)	Internal walls		0%
	(ii)	External walls		0%
16.	Status of finishing			
	(i)	Staircase with railing		75%
	(ii)	Lift wells		20%
	(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 – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**T-5 / B2**		
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.)		0	272.85	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		24.17	1115.56	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	0.00	17.45	26.85%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	32.53	178.29	72.19%
	3.3	Plumbing & Firefighting (Sprinkler piping, piping, pumps and pump room, fixtures, etc.)	2.78	67.75	71.32%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	51.82	304.22	86.92%
	4.2	External (Plaster, painting, facade, etc.)	0.00	4.33	2.44%

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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 . . .					
	(i)	Basement Level 1	Single Basement		100%	
	(ii)	Basement level 2*			N.A	
4.	Waterproofing of the above sub-structure (wherever applicable)				80%	
	Super-Structure Status					
5.	Total floors in the tower / building		17			
6.	Total area on each floor		Gr Flr : 646.04 Sqm Typical Flr : 374.12 Sqm			
7.	Stilt floor / ground floor		1			
8.	Status of laying of slabs floor wise				100%	
	Cumulative number of slabs in the building / tower T5 laid by end of quarter					
9.	Status of construction					
	(i)	Walls on floors			100%	
	(ii)	Staircase			100%	
	(iii)	Lift wells along with water proofing			100%	
	(iv)	Lift lobbies / common areas floor wise			100%	
10.	Fixing of door and window frames in flats / units				85%	
11.	**Status of MEP**		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0%	0%	26.85 %	0%
	(ii)	Electrical works including wiring	0%	0%	70%	0%
	(iii)	Plumbing works	0%	0%	85 %	30%
12.	Status of wall plastering					
	(i)	External plaster			0%	
	(ii)	Internal plaster			95%	
13.	Status of wall tiling					
	(i)	In bathroom			82%	
	(ii)	In kitchen			40%	

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Sr. No.	Tasks/ Activity Sub-Structure Status		Description of work done	Percentage of total proposed work
14.	Status of flooring			
	(i)	Common areas		12%
	(ii)	Units / flats		88%
15.	Status of white washing			
	(i)	Internal walls		0%
	(ii)	External walls		0%
16.	Status of finishing			
	(i)	Staircase with railing		50%
	(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%

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Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**T-6 / A4**		
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.)		0	218.99	100%
2.	**Super structure** (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		36.41	703.32	100%
3.	**MEP**				
	3.1	Mechanical (Lifts, ventilation, etc.)	0.00	12.11	24.22%
	3.2	Electrical (Conduiting, wiring, fixtures, etc.)	18.35	118.41	59.21%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	6.91	35.32	61.34%
4.	**Finishing**				
	4.1	Internal (Plaster, tilling, flooring, painting, etc. within units and common areas)	60.57	177.80	65.04%
	4.2	External (plaster, painting, facade, etc.)	0.00	4.33	2.89%

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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 . . .					
	(i)	Basement Level 1	Single Basement		100%	
	(ii)	Basement level 2*			N.A	
4.	Waterproofing of the above sub-structure (wherever applicable)				40%	
	Super-Structure Status					
5.	Total floors in the tower / building		13			
6.	Total area on each floor		GF 630.42 Sqm Typ floor 420.24 sqm			
7.	Stilt floor / ground floor		1			
8.	Status of laying of slabs floor wise				69%	
	Cumulative number of slabs in the building/ tower T6 laid by end of quarter					
9.	Status of construction					
	(i)	Walls on floors			69%	
	(ii)	Staircase			69%	
	(iii)	Lift wells along with water proofing			100%	
	(iv)	Lift lobbies / common areas floor wise			69%	
10.	Fixing of door and window frames in flats/ units				38%	
11.	**Status of MEP**		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	0%	0%	24.22%	0%
	(ii)	Electrical works including wiring	0%	0%	50.00%	0%
	(iii)	Plumbing works	0%	0%	38.00%	20%
12.	Status of wall plastering					
	(i)	External plaster			0%	
	(ii)	Internal plaster			38%	
13.	Status of wall tiling					
	(i)	In bathroom			31%	
	(ii)	In kitchen			29%	

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Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
14.	Status of flooring			
	(i)	Common areas		0%
	(ii)	Units / flats		31%
15.	Status of white washing			
	(i)	Internal walls		10%
	(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	31.80%	
2.	Parking			
	Covered No: **234**	Yes	41.43%	
	Open No: **87**	Yes	41.43%	
3.	Water supply	Yes	6.17%	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0%	
5.	Storm water drains	Yes	0%	
6.	Landscaping & tree plantation	Yes	0%	
7.	Parks and playgrounds	Yes	29.33%	
	Fixing of children play equipment's	Yes	0%	
	Benches	Yes	0%	
8.	Shopping area	Yes	100%	
9.	Street lighting / electrification	Yes	30.91%	
10.	Treatment and disposal of sewage and sullage water / STP	Yes	82%	Including civil structure cost
11.	Solid waste management & disposal	Yes	0%	
12.	Water conservation, rain water, harvesting, percolating well / pit	Yes	55%	
13.	Energy management (solar)	Yes	0%	
14.	Fire protection and fire safety requirements	Yes	48.39%	
15.	Electrical meter room, sub-station, receiving station	Yes	60.03%	
16.	UG Tank	Yes	75%	Including civil structure cost
B-2	**Community building to be transferred to RWA**			
17.	Community centre	Yes	98.29%	
18.	others	No		
B-3	**Community buildings not to be transferred to RWA / Competent authority**			
19.	Schools	Yes	0%	
20.	Dispensary	No	-	Not applicable
21.	Club			Not applicable
22.	Convenient shopping	Yes	100%	
B-4	**Services / Facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

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