SOBHA

Annexure - A

Architect's Certificate*		
Report for Quarter Ending		30th 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	Sobha City, Phase-1, Part-1
2.	Location	Sector-108, Babupur Village, Gurugram, Haryana
3.	Licensed area in acres	39.375 acres
4.	Area for registration in acres	12.88495 acres
5.	HARERA registration no.	86 of 2017
6.	Name of licensee	M/s Chintels India Private Limited M/s Vidu Properties Private Limited M/s Chintels Credit Corporation Private Limited M/s Madhyanchal Leasing Private Limited Mr. Prashant Solomon Mr. Rohan Solomon Mr. Ramesh Solomon Mrs. Chanderlekha Solomon and M/s Sobha Limited (as Developer)
7.	Name of collaborator	NA

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	8.	Name of developer	M/s Sobha Limited
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work /site inspection	30th September 2026
	2.	Name of Architect/ Architect's firm	Mr. Venkatesh Gudi/Sobha Limited
	3.	Date of site inspection	30th September 2026
3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Prithvi
	2.	Structural consultant	Mr. Srinivas Sathyanarayan
	3.	Proof consultant	Mr. Srinivas Sathyanarayan
	4.	MEP consultant	Mr. Prasanna Venkatesh G
	5.	Site supervisor/incharge	Mr. Prasanth Kumar
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: Bangalore

Place: 30th September 2026

Council of architects registration no.: CA/2005/36913

Council of architects registration valid till (date): 31.12.2026

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Table –A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower No. A1**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed**
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)		NIL	60,396,218	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NIL	116,725,351	100%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	NIL	9,193,236	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	NIL	30,912,065	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	26,703,374	100%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	NIL	64,003,329	100%
	4.2	External (plaster, painting, facade, etc.)	NIL	15,838,872	100%

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Table – A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower No. B1**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed**
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)		NIL	72,587,896	100%
2.	Super structure (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)		NIL	140,288,702	100%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	NIL	11,049,075	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	NIL	37,152,285	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	32,093,985	100%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	NIL	76,923,145	100%
	4.2	External (plaster, painting, facade, etc.)	NIL	19,036,266	100%

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Table – A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**Tower No. C1**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter**	**Cumulative work done value till date**	**Percentage of work done to the total proposed**
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)		NIL	115,093,155	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NIL	222,438,305	100%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	NIL	17,519,140	100%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	NIL	58,907,745	100%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	50,887,431	100%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	NIL	121,966,993	100%
	4.2	External (plaster, painting, facade, etc.)	NIL	30,183,434	100%

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Tower A1				
Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation		Excavation	100%
2.	Laying of foundation			
	(i)	Raft	Reinforcement-40% Shuttering-30% Concreting-30%	100%
	(ii)	Pile		100%
3.	Number of basement(s) ...1.....			
	(i)	Basement Level 1	01 number of Basement(s) and Plinth	100 %
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super-Structure Status			
5.	Total floors in the tower/ building		18	
6.	Total area on each floor		473.39 Sqm	
7.	Stilt floor/ ground floor		01 number of Stilt	100%
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/tower .....**A1**..... laid by end of quarter		18/18	100%
9.	Status of construction			
	(i)	Walls on floors	18/18	100%
	(ii)	Staircase	18/18	100%
	(iii)	Lift wells along with water proofing	18/18	100%
	(iv)	Lift lobbies/ common areas floor wise	18/18	100%
10.	Fixing of door and window frames in flats/units		72/72	100 %

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11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	18/18	18/18	100%	100%
	(ii)	Electrical works including wiring	18/18	18/18	100%	100 %
	(iii)	Plumbing works	18/18	18/18	100%	100 %
12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)					
	(i)	External plaster	18/18		100 %	
	(ii)	Internal plaster	18/18		100%	
13.	Status of wall tiling					
	(i)	In bathroom	18/18		100%	
	(ii)	In kitchen	18/18		100%	
14.	Status of flooring					
	(i)	Common areas	18/18		100%	
	(ii)	Units/ flats	18/18		100%	
15.	Status of white washing					
	(i)	Internal walls	18/18		100%	
	(ii)	External walls	18/18		100%	
16.	Status of finishing					
	(i)	Staircase with railing	18/18		100%	
	(ii)	Lift wells (Blockwork)	18/18		100 %	
	(iii)	Lift lobbies/ common areas floor wise	18/18		100%	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	18/18		100%	
	(ii)	Sanitary fixtures	18/18		100 %	
	(iii)	Modular kitchen	NA			
	(iv)	Electrical fittings/ lighting	NA			
	(v)	Gas piping (if any)	NA			
	(other than flat/units)					
	(vi)	Lifts installation	2/2		100 %	
	(vii)	Overhead tanks	2/2		100 %	
	(viii)	Underground water tank	NA			

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	(ix)	Firefighting fitting and equipment's as per CFO NOC	18/18	100 %
	(x)	Electrical fittings in common	18/18	100 %
	(xi)	Compliance to conditions of environment/CRZ NOC		
18.	Waterproofing of terraces		0	100 %
19.	Entrance lobby finishing		0	100 %
20.	Status of construction of compound wall		1875/1875	100%

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Tower B1				
Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation		Excavation	100%
2.	Laying of foundation			
	(i)	Raft	Reinforcement-40% Shuttering-30% Concreting-30%	100%
	(ii)	Pile		100%
3.	Number of basement(s) ....**1**....			
	(i)	Basement Level 1	01 number of Basement(s) and Plinth	100 %
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super-Structure Status			
5.	Total floors in the tower/ building		18	
6.	Total area on each floor		564.374 Sqm	
7.	Stilt floor/ ground floor		01 number of Stilt	100%
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/tower .....**B1**..... laid by end of quarter		18/18	100%
9.	Status of construction			
	(i)	Walls on floors	18/18	100%
	(ii)	Staircase	18/18	100%
	(iii)	Lift wells along with water proofing	18/18	100%
	(iv)	Lift lobbies/ common areas floor wise	18/18	100%
10.	Fixing of door and window frames in flats/units		72/72	100%

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11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works				
	(ii)	Electrical works including wiring	18/18	18/18	100%	100%
	(iii)	Plumbing works	18/18	18/18	100%	100 %
12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)					
	(i)	External plaster	18/18		100 %	
	(ii)	Internal plaster	18/18		100 %	
13.	Status of wall tiling					
	(i)	In bathroom	18/18		100 %	
	(ii)	In kitchen	18/18		100%	
14.	Status of flooring					
	(i)	Common areas	18/18		100%	
	(ii)	Units/ flats	18/18		100%	
15.	Status of white washing					
	(i)	Internal walls	18/18		100%	
	(ii)	External walls	18/18		100%	
16.	Status of finishing					
	(i)	Staircase with railing	18/18		100 %	
	(ii)	Lift wells (Blockwork)	18/18		100 %	
	(iii)	Lift lobbies/ common areas floor wise	18/18		100 %	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	18/18		100%	
	(ii)	Sanitary fixtures	18/18		100%	
	(iii)	Modular kitchen	NA			
	(iv)	Electrical fittings/ lighting	NA			
	(v)	Gas piping (if any)	NA			
	(other than flat/units)					
	(vi)	Lifts installation	2/2		100 %	
	(vii)	Overhead tanks	2/2		100 %	
	(viii)	Underground water tank	NA			
	(ix)	Firefighting fitting and equipment's as per CFO NOC	18/18		100 %	

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	(x)	Electrical fittings in common	18/18	100%
	(xi)	Compliance to conditions of environment/CRZ NOC		
18.	Waterproofing of terraces		0	100 %
19.	Entrance lobby finishing		0	100%
20.	Status of construction of compound wall		1875/1875	100%

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Tower C1				
Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation		Excavation	100%
2.	Laying of foundation			
	(i)	Raft	Reinforcement-40% Shuttering-30% Concreting-30%	100%
	(ii)	Pile		100%
3.	Number of basement(s) ....**1**....			
	(i)	Basement Level 1	01 number of Basement(s) and Plinth	100 %
	(ii)	Basement level 2*	NA	NA
4.	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super-Structure Status			
5.	Total floors in the tower/ building		24	
6.	Total area on each floor		671.414 Sqm	
7.	Stilt floor/ ground floor		01 number of Stilt	100%
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/tower .....**C1**..... laid by end of quarter		24/24	100%
9.	Status of construction			
	(i)	Walls on floors	24/24	100%
	(ii)	Staircase	24/24	100%
	(iii)	Lift wells along with water proofing	24/24	100%
	(iv)	Lift lobbies/ common areas floor wise	24/24	100%
10.	Fixing of door and window frames in flats/units		96/96	100 %

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11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works				
	(ii)	Electrical works including wiring	24/24	24/24	100%	100 %
	(iii)	Plumbing works	24/24	24/24	100%	100 %
12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)					
	(i)	External plaster	24/24		100%	
	(ii)	Internal plaster	24/24		100%	
13.	Status of wall tiling					
	(i)	In bathroom	24/24		100%	
	(ii)	In kitchen	24/24		100%	
14.	Status of flooring					
	(i)	Common areas	24/24		100%	
	(ii)	Units/ flats	24/24		100%	
15.	Status of white washing					
	(i)	Internal walls	24/24		100%	
	(ii)	External walls	24/24		100%	
16.	Status of finishing					
	(i)	Staircase with railing	24/24		100 %	
	(ii)	Lift wells (Blockwork)	24/24		100 %	
	(iii)	Lift lobbies/ common areas floor wise	24/24		100 %	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	24/24		100%	
	(ii)	Sanitary fixtures	24/24		100%	
	(iii)	Modular kitchen	NA			
	(iv)	Electrical fittings/ lighting	NA			
	(v)	Gas piping (if any)	NA			
	(other than flat/units)					
	(vi)	Lifts installation	3/3		100%	
	(vii)	Overhead tanks	2/2		100 %	
	(viii)	Underground water tank	NA			
	(ix)	Firefighting fitting and equipment's as per CFO NOC	24/24		100 %	
	(x)	Electrical fittings in common	24/24		100 %	

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	(xi)	Compliance to conditions of environment/CRZ NOC		
18.	Waterproofing of terraces		Completed	100 %
19.	Entrance lobby finishing		Completed	100%
20.	Status of construction of compound wall		1857/1857	100%

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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	100 %	
2.	Parking			
	Covered no. (2619 Nos)	Yes	100 %	
	Open no. (474 Nos)	Yes	100 %	
3.	Water supply	Yes	100 %	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	100 %	
5.	Storm water drains	Yes	100 %	1857/1857
6.	Landscaping & tree plantation	Yes	100 %	
7.	Parks and playgrounds	Yes	100 %	
	Fixing of children play equipment's	Yes	100 %	
	Benches	Yes	100 %	
8.	Shopping area	Yes	100 %	
9.	Street lighting/ electrification	Yes	100 %	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100 %	STP-01
11.	Solid waste management & disposal	Yes	100 %	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100% (Rain Water Harvesting)	100 % of Sump 1 to 3 of 6 Sumps
13.	Energy management (solar)	Yes	100 %	
14.	Fire protection and fire safety	Yes	100 %	
15.	Electrical meter room, sub-station, receiving station	Yes	100 %	
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	Yes	100 %	
18.	Others			
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools			
	Primary School	Yes	33.33 %	
	Nursery School 1	Yes	33.33 %	
	Nursery School 2	Yes	33.33 %	
20.	Dispensary	No		
21.	Club	Yes		
22.	Others			
B-4	**Services/facilities to be transferred to the Competent Authority**			
23.	*			

Note: (*) extend as per requirement

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