SOBHA COMMERCIAL PRIVATE LIMITED
(Formerly Knows as BNB Builders Private Limited)
Reg. Off: Sarjapur, Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore-560 103
Corp Off: Plot No. 136-P, 5th Floor, Rider House, Sector 44, Gurugram, Haryana -122003
CIN: U45209DL2019PTC348791, Phone No. -91 1244855555,
E-mail id:treasury.gurgaon@sobha.com

Annexure-A

Architect's Certificate*		
Report for period 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 Strada
	2.	Location	Sector-106, Village- Of Village Pawala Khusrupur,Gurugram, Haryana
	3.	Licensed area in acres	2.03 Acres
	4.	Area for registration in acres	2.03 Acres
	5.	HARERA registration no.	113 of 2025
	6.	Name of licensee	1. Mr.Sahib Singh, 2. Mr.Neeraj Yadav, 3. Mr.Manish Kumar 4. Mr.Pankaj Yadav 5. Mr.Vinod Yadav 6. Mr.Pramod Kumar 7. Mr.Amit Yadav
	7.	Name of collaborator	M/s Sobha Commercial Private Limited
	8.	Name of developer	M/s Sobha Commercial Private 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

VENKATESH GUDI
Architect
Reg. No. CA/2005/36913

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	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.Shivam Sheoran
	2.	Structural consultant	Mr. Srinivas Sathyanarayan
	3.	Proof consultant	Mr. Srinivas Sathyanarayan
	4.	MEP consultant	Mr. Devaraja TH
	5.	Site supervisor/incharge	Mr.Sumit Phogat
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: 30th September 2026
Place: Bangalore
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)			**Block-1 (COMMERCIAL - RETAIL & SERVICED RESIDENCES)**		
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,		7,26,90,705	21,81,32,877	58.14%
2.	Super structure (slabs, brick work, block work, staircase, lift wells, machine rooms,		NIL	NIL	0%
3.	MEP				
	3.1	Mechanical	NIL	NIL	0%
	3.2	Electrical	NIL	NIL	0%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	NIL	0%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting,	NIL	NIL	0%
	4.2	External	NIL	NIL	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)	**Block-2 (RETAIL)**

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 work**
1.	Sub structure (inclusive of excavation, foundation, basements, water proofing, etc.)	55,69,830	1,67,09,490	90%
2.	Super structure (slabs, brick work, block work, staircase, lift wells, machine rooms, water tank, etc.)	38,16,365	38,16,365	10%
3.	MEP			
	3.1 Mechanical (lifts, ventilation, etc.)	NIL	NIL	0%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	NIL	NIL	0%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	NIL	0%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common	NIL	NIL	0%
	4.2 External (plaster, painting, facade, etc.)	NIL	NIL	0%

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Block-1 (COMMERCIAL - RETAIL & SERVICED RESIDENCES)				
Sr. No.	**Tasks/ Activity**		**Description of work done**	**Percentage of total proposed work**
	Sub-Structure Status			
1.	Excavation		Excavation	33 %
2.	Laying of foundation			
	(i)	Raft	Reinforcement-0% Shuttering-0% Concreting-0%	0%
	(ii)	Pile	Not applicable	0%
3.	Number of basement(s) ....4....			
	(i)	Basement Level 1		0 %
	(ii)	Basement Level 2		0 %
	(iii)	Basement Level 3		0 %
	(iv)	Basement Level 4	Reinforcement-0% Shuttering-0% Concreting-0%	0%
4.	Waterproofing of the above sub-structure (wherever applicable)			0%
	Super-Structure Status			
5.	Total floors in the tower/ building		32	
6.	Total area on each floor / Flat		**900.57 Sqm**	
7.	Stilt floor/ ground floor – Retail / Shops		01 number of Ground Floor	0%
	First Floor – Shops / Retail		01 number of First Floor	0%
	Second Floor – Shops / Retail		01 number of Second Floor	0%
	Third & Fourth Floor – Amenities		01 number of Third Floor 01 number of Fourth Floor	0%
	Fifth Floor – Services		01 number of Fifth Floor	0%
8.	Status of laying of slabs floor wise			
	Cumulative number of slabs in the building/tower .....**Block-1**..... laid by end of quarter		Yet to execute	0%
9.	Status of construction			
	(i)	Walls on floors	0/32	0%

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	(ii)	Staircase	0/32		0%	
	(iii)	Lift wells along with water proofing	0/32		0%	
	(iv)	Lift lobbies/ common areas floor wise	0/32		0%	
10.	Fixing of door and window frames in flats/units		0/32		0 %	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	-	-	-	-
	(ii)	Electrical works including	0/32	0/32	0 %	0 %
	(iii)	Plumbing works	0/32	0/32	0 %	0 %
12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)					
	(i)	External plaster	0/32		0 %	
	(ii)	Internal plaster	0/32		0 %	
13.	Status of wall tiling					
	(i)	In bathroom	0/32		0 %	
	(ii)	In kitchen	0/32		0 %	
14.	Status of flooring					
	(i)	Common areas	0/32		0 %	
	(ii)	Units/ flats	0/32		0 %	
15.	Status of white washing					
	(i)	Internal walls	0/32		0 %	
	(ii)	External walls	0/32		0 %	
16.	Status of finishing					
	(i)	Staircase with railing	0/32		0 %	
	(ii)	Lift wells (Blockwork)	0/32		0 %	
	(iii)	Lift lobbies/ common areas floor wise	0/32		0 %	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0/32		0 %	
	(ii)	Sanitary fixtures	0/32		0 %	
	(iii)	Modular kitchen	NA			
	(iv)	Electrical fittings/ lighting	NA			
	(v)	Gas piping (if any)	NA			
	(other than flat/units)					
	(vi)	Lifts installation	0/7		0 %	
	(vii)	Overhead tanks	0/3		0 %	

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	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0/32	0 %
	(x)	Electrical fittings in common	0/32	0 %
	(xi)	Compliance to conditions of environment/CRZ NOC		
18.	Waterproofing of terraces		0	0 %
19.	Entrance lobby finishing		0	0 %
20.	Status of construction of compound wall			0%

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Block-2 (RETAIL)						
Sr. No.	**Tasks/ Activity**		**Description of work done**		**Percentage of total proposed work**	
	Sub-Structure Status					
1.	Excavation		Excavation		95 %	
2.	Laying of foundation					
	(i)	Raft	Reinforcement-95% Shuttering-95% Concreting-95%		95%	
	(ii)	Pile	NA		0%	
3.	Number of basement(s) ....1....					
	(i)	Basement Level 1	Reinforcement-85% Shuttering-60% Concreting-60%		95 %	
4.	Waterproofing of the above sub-structure (wherever applicable)				0%	
	Super-Structure Status					
5.	Total floors in the tower/ building		3			
6.	Total area on each floor		431.01 Sqm			
7.	Stilt floor/ ground floor		01 number of Ground Floor		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/tower .....**Block-2**..... laid by end of quarter		Yet to execute		0%	
9.	Status of construction					
	(i)	Walls on floors	0/3		0%	
	(ii)	Staircase	0/3		0%	
	(iii)	Lift wells along with water proofing	0/3		0%	
	(iv)	Lift lobbies/ common areas floor wise	0/3		0%	
10.	Fixing of door and window frames in flats/units		0/3		0/3	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	-	-	-	-

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	(ii)	Electrical works including	0/3	0/3	0 %	0 %
	(iii)	Plumbing works	0/3	0/3	0 %	0 %
12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)					
	(i)	External plaster	0/3		0 %	
	(ii)	Internal plaster	0/3		0 %	
13.	Status of wall tiling					
	(i)	In bathroom	0/3		0 %	
	(ii)	In kitchen	0/3		0 %	
14.	Status of flooring					
	(i)	Common areas	0/3		0 %	
	(ii)	Units/ flats	0/3		0 %	
15.	Status of whitewashing					
	(i)	Internal walls	0/3		0 %	
	(ii)	External walls	0/3		0 %	
16.	Status of finishing					
	(i)	Staircase with railing	0/3		0 %	
	(ii)	Lift wells (Blockwork)	0/3		0 %	
	(iii)	Lift lobbies/ common areas floor wise	0/3		0 %	
17.	Status of installation					
	(within flat/unit)					
	(i)	Doors and windows panels	0/3		0 %	
	(ii)	Sanitary fixtures	0/3		0 %	
	(iii)	Modular kitchen	NA			
	(iv)	Electrical fittings/ lighting	NA			
	(v)	Gas piping (if any)	NA			
	(other than flat/units)					
	(vi)	Lifts installation	0/1		0 %	
	(vii)	Overhead tanks	0/0		0 %	
	(viii)	Underground water tank	NA			
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0/1		0 %	
	(x)	Electrical fittings in common	0/3		0 %	
	(xi)	Compliance to conditions of environment/CRZ NOC				
18.	Waterproofing of terraces		0		0 %	
19.	Entrance lobby finishing		0		0 %	
20.	Status of construction of compound wall				0 %	

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