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-I
	2.	Location	Sector 2, Sohna, Gurugram
	3.	Licensed area in acres	10.25 acre
	4.	Area for registration in acres	3.15 acre
	5.	HARERA registration no.	44 of 2017 dated 11-08-2017
	6.	Name of licensee	Ashiana Dwellings Private Limited
	7.	Name of collaborator	N/A
	8.	Name of developer	Ashiana Dwellings Private Limited
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	**12.10.2026**
	2.	Name of Architect/ Architect's firm	Design Forum International
	3.	Date of site inspection	**09.10.2026**

VIKAS KUMAR
CA/2022/146770

3.	**Following technical professionals are appointed by promoter: - (as applicable)**		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Anurag Singh Gaur
	2.	Structural consultant	NNC Design International
	3.	Proof consultant	NNC Design International
	4.	MEP consultant	V Consulting
	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 table B.		

Date: **12.10.2026**

Yours faithfully,

VIKAS KUMAR
CA/2022/146770

VIKAS KUAMR

Place: New Delhi

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-01**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter(in lakhs)**	**Cumulative work done value till date(in lakhs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0.00	100.00	100 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0.00	447.00	100 %
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.00	29.00	100 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0.00	65.00	100 %
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	95.00	100 %
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	495.16	100 %
	4.2	External (plaster, painting, facade, etc.)	0.00	50.00	100 %

VIKAS KUMAR
CA/2022/146770

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		All completed		100 %	
2.	Laying of foundation					
	(i)	Raft	All completed		100 %	
	(ii)	Pile			Na	
3.	Number of basement(s) . . . . 01. . . .		Single Basement			
	(i)	Basement Level 1			100 %	
	(ii)	Basement level 2*			Na	
4.	Waterproofing of the above sub-structure (wherever applicable)		55 flats out of 55 flats completed		100 %	
	Super-Structure Status		1			
5.	Total floors in the tower/ building		13		100 %	
6.	Total area on each floor		Gr Flr:630.42 Sqm Typical Flr:420.24 Sqm			
7.	Stilt floor/ ground floor		1			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 15 laid by end of quarter		All slabs cast		100 %	
9.	Status of construction					
	(i)	Walls on floors	All completed		100 %	
	(ii)	Staircase	All completed		100 %	
	(iii)	Lift wells along with water proofing	All completed		100 %	
	(iv)	Lift lobbies/ common areas floor wise	All completed		100 %	
10.	Fixing of door and window frames in flats/ units		Door Frames- All completed except Gr Flr		100 %	
11.	Status of MEP		**Internal (within flat)**	**External works**	**Internal (within flat)**	**External works**
	(i)	Mechanical works	Na	Na	Na	Na
	(ii)	Electrical works including wiring	Wiring Under progress	Conduiting completed	100 %	100 %
	(iii)	Plumbing works	Piping completed	Shaft water supply,Rain water drain completed	100 %	100 %
12.	Status of wall plastering					
	(i)	External plaster	Double coat plaster		100 %	
	(ii)	Internal plaster	Single coat plaster		100 %	
13.	Status of wall tiling					
	(i)	In bathroom	Ceramic tiles		100 %	
	(ii)	In kitchen	Ceramic tiles		100 %	

VIKAS KUMAR
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	Wall tiles Floor tiles	100 % 100 %
	(ii)	Units/ flats	Vitrified tiles	100 %
15.	Status of white washing			
	(i)	Internal walls	POP Coat Primer coat	100 % 100 %
	(ii)	External walls	Primer coat Texture coat	100 % 100 %
16.	Status of finishing			
	(i)	Staircase with railing	Normal Staircase with MS Railing	100 %
	(ii)	Lift wells	All completed	100 %
	(iii)	Lift lobbies/ common areas floor wise	1 Lift lobby per floor	100 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Doors: Flush Door Windows: UPVC Windows	Doors : 100 % Windows : 100 %
	(ii)	Sanitary fixtures	CP & Chinaware	98.5 %
	(iii)	Modular kitchen	Modular Kitchen Cabinets with Granite top	98.5 %
	(iv)	Electrical fittings/ lighting		98.5%
	(v)	Gas piping (if any)		98.5%
	(other than flat/units)			
	(vi)	Lifts installation	1 Nos of 8 Passenger Lift 1 Nos of 13 Passenger Lift	8 Passenger Lift : 100% 13 Passenger Lift : 100%
	(vii)	Overhead tanks	RCC Tank	100 %
	(viii)	Underground water tank		100 %
	(ix)	Firefighting fitting and equipment's as per CFO NOC	FHC with Gate valves, extinguishers	100 %
	(x)	Electrical fittings in common areas		100 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	Compliance Being done	100 %
18.	Waterproofing of terraces		Brick bat coba with water proofing coat	100 %
19.	Entrance lobby finishing			100 %
20.	Status of construction of compound wall		Na	100 %

Note: (*) extend rows as per requirement.

VIKAS KUMAR
CA/2022/146770

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**T-02**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (in lakhs)**	**Cumulative work done value till date (in lakhs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0.00	130.00	100 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0.00	560.00	100 %
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.00	41.25	100 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0.00	92.00	100 %
	3.3	Plumbing & Firefighting (sprinkler piping, piping, pumps and pump room, fixtures, etc.)	0.00	130.18	100 %
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	0.00	710.28	100 %
	4.2	External (plaster, painting, facade, etc.)	0.00	65.03	100 %

VIKAS KUMAR
CA/2022/146770

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		All completed		100 %	
2.	Laying of foundation					
	(i)	Raft	All completed		100 %	
	(ii)	Pile			Na	
3.	Number of basement(s) . . . . 01. . . .		Single Basement			
	(i)	Basement Level 1			100 %	
	(ii)	Basement level 2*			Na	
4.	Waterproofing of the above sub-structure (wherever applicable)		70 flats out of 70 flats completed		100 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		17		100 %	
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					
	Cumulative number of slabs in the building/ tower 19 laid by end of quarter		All slabs cast		100 %	
9.	Status of construction					
	(i)	Walls on floors	All completed		100 %	
	(ii)	Staircase	All completed		100 %	
	(iii)	Lift wells along with water proofing	All completed		100 %	
	(iv)	Lift lobbies/ common areas floor wise	All completed		100 %	
10.	Fixing of door and window frames in flats/ units		Door Frames -All completed		100 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NA	NA	NA	NA
	(ii)	Electrical works including wiring	Wiring Under progress	Conduiting completed	100 %	100 %
	(iii)	Plumbing works	Piping completed	Shaft water supply,Rain water drain completed	100 %	100 %
12.	Status of wall plastering					
	(i)	External plaster	Double coat plaster		100 %	
	(ii)	Internal plaster	Single coat plaster		100 %	
13.	Status of wall tiling					
	(i)	In bathroom	Ceramic tiles		100 %	
	(ii)	In kitchen	Ceramic tiles		100 %	

VIKAS KUMAR
CA/2022/146770

Sr. No.	Tasks/ Activity		Description of work done	Percentage of total proposed work
	Sub-Structure Status			
14.	Status of flooring			
	(i)	Common areas	Wall tiles Floor tiles	100 % 100 %
	(ii)	Units/ flats	Vitrified tiles	100 %
15.	Status of white washing			
	(i)	Internal walls	POP Coat Primer Coat	100 % 98.5 %
	(ii)	External walls	Primer coat Texture coat	100 % 100 %
16.	Status of finishing			
	(i)	Staircase with railing	Normal Staircase with MS Railing	100 %
	(ii)	Lift wells	All completed	100 %
	(iii)	Lift lobbies/ common areas floor wise	1 Lift lobby per floor	100 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Doors: Flush Door Windows: UPVC Windows	Doors : 100 % Windows : 100 %
	(ii)	Sanitary fixtures		99.5 %
	(iii)	Modular kitchen	Modular Kitchen Cabinets with Granite top	99.5 %
	(iv)	Electrical fittings/ lighting		99.5%
	(v)	Gas piping (if any)		99.5 %
	(other than flat/units)			
	(vi)	Lifts installation	1 Nos of 8 Passenger Lift 1 Nos of 13 Passenger Lift	8 Passenger Lift : 100 % 13 Passenger Lift : 100 %
	(vii)	Overhead tanks	RCC Tank	100 %
	(viii)	Underground water tank		
	(ix)	Firefighting fitting and equipment's as per CFO NOC	FHC with Gate valves, extinguishers	100 %
	(x)	Electrical fittings in common areas		100 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	Compliance Being done	100 %
18.	Waterproofing of terraces		Brick bat coba with water proofing coat	100 %
19.	Entrance lobby finishing			100 %
20.	Status of construction of compound wall		Na	100 %

Note: (*) extend rows as per requirement.

VIKAS KUMAR
CA/2022/146770

Table – A					
Building/ Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			**T-03**		
A1	**Cumulative progress of the project/phase at the end of the quarter.**				
Sr. No.	**Project components**		**Work done value during the quarter (in lakhs)**	**Cumulative work done value till date (in lakhs)**	**Percentage of work done to the total proposed work**
1.	**Sub structure** (inclusive of excavation, foundation, basements, water proofing, etc.)		0.00	100.00	100 %
2.	**Super structure** (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		0.00	447.00	100 %
3.	**MEP**				
	3.1	Mechanical (lifts, ventilation, etc.)	0.00	29.00	100 %
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	0.00	65.01	100 %
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	0.00	95.03	100 %
4.	**Finishing**				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common areas)	1.625	520.52	100 %
	4.2	External (plaster, painting, facade, etc.)	0.90	53.85	100 %

VIKAS KUMAR
CA/2022/146770

Sr. No.	Tasks/ Activity		Description of work done		Percentage of total proposed work	
	Sub-Structure Status					
1.	Excavation		All completed		100 %	
2.	Laying of foundation					
	(i)	Raft	All completed		100 %	
	(ii)	Pile			Na	
3.	Number of basement(s) . . . . 01. . . .		Single Basement			
	(i)	Basement Level 1			100 %	
	(ii)	Basement level 2*			Na	
4.	Waterproofing of the above sub-structure (wherever applicable)		55 flats out of 55 flats completed		100 %	
	Super-Structure Status					
5.	Total floors in the tower/ building		13			
6.	Total area on each floor		Gr Flr: 630.42 Sqm Typical Flr: 420.24 Sqm			
7.	Stilt floor/ ground floor		1			
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/ tower 15 laid by end of quarter		All slabs cast		100 %	
9.	Status of construction					
	(i)	Walls on floors	All completed		100 %	
	(ii)	Staircase	All completed		100 %	
	(iii)	Lift wells along with water proofing	All completed		100 %	
	(iv)	Lift lobbies/ common areas floor wise	All completed		100 %	
10.	Fixing of door and window frames in flats/ units		Door Frames-All completed		100 %	
11.	Status of MEP		Internal (within flat)	External works	Internal (within flat)	External works
	(i)	Mechanical works	NA	NA	NA	NA
	(ii)	Electrical works including wiring	Wiring Under progress	Conduiting completed	100 %	100 %
	(iii)	Plumbing works	Piping completed	Shaft water supply,Rain water drain completed	100 %	100 %
12.	Status of wall plastering					
	(i)	External plaster	Double coat plaster		100 %	
	(ii)	Internal plaster	Single coat plaster		100 %	
13.	Status of wall tiling					
	(i)	In bathroom	Ceramic tiles		100 %	
	(ii)	In kitchen	Ceramic tiles		100 %	

VIKAS KUMAR
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	Wall tiles Floor tiles	100 % 100 %
	(ii)	Units/ flats	Vitrified tiles	100 %
15.	Status of white washing			
	(i)	Internal walls	POP Coat Primer	100 % 100 %
	(ii)	External walls	Primer coat Texture coat	Primer coat : 100 % Texture coat : 100%
16.	Status of finishing			
	(i)	Staircase with railing	Normal Staircase with MS Railing	100 %
	(ii)	Lift wells	All completed	100 %
	(iii)	Lift lobbies/ common areas floor wise	1 Lift lobby per floor	100 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	Doors: Flush Door Windows: UPVC Windows	Doors : 100 % Windows : 100 %
	(ii)	Sanitary fixtures		99.5 %
	(iii)	Modular kitchen	Modular Kitchen Cabinets with Granite top	99.5%
	(iv)	Electrical fittings/ lighting		99.5%
	(v)	Gas piping (if any)		99.5 %
	(other than flat/units)			
	(vi)	Lifts installation	1 Nos of 8 passenger lift 1 Nos of 13 passenger lift	8 passenger lift : 100% 13 passenger lift : 100%
	(vii)	Overhead tanks	RCC Tank	100 %
	(viii)	Underground water tank		
	(ix)	Firefighting fitting and equipment's as per CFO NOC	FHC with Gate valves, extinguishers	100 %
	(x)	Electrical fittings in common areas		100 %
	(xi)	Compliance to conditions of environment/ CRZ NOC	Compliance Being done	100 %
18.	Waterproofing of terraces		Brick bat coba with water proofing coat	100 %
19.	Entrance lobby finishing			
20.	Status of construction of compound wall		Na	

Note: (*) extend rows as per requirement.

VIKAS KUMAR
CA/2022/146770

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: 265	Yes	100 %	
	Open no: 15	Yes	100 %	
3.	Water supply	Yes	100 %	
4.	Sewerage (chamber, lines,)	Yes	100 %	Including civil structure cost
5.	Storm water drains	Yes	100 %	
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	No	0 %	
9.	Street lighting/ electrification	Yes	100 %	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100 %	Including civil structure cost
11.	Solid waste management & disposal	Yes	100 %	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	100 %	Including civil structure cost
13.	Energy management (solar)	Yes	100 %	
14.	Fire protection and fire safety requirements	Yes	100 %	
15.	Electrical meter room, sub-station, receiving station	Yes	100 %	Including civil structure cost
16.	Other (option to add more)			
B-2	**Community building to be transferred to RWA**			
17.	Community centre	No		Part of future phase
18.	Others	No		
B-3	**Community buildings not to be transferred to RWA/competent authority**			
19.	Schools	No		Part of future phase
20.	Dispensary	No		
21.	Club	No		
22.	Shopping area	No		Part of future phase
B-4	**Services/ facilities to be transferred to competent authority**			
23.	*			

Note: (*) extend as per requirement

VIKAS KUMAR
CA/2022/146770