

Annexure - A

Architect's Certificate*		
Report for quarter ending		31 st March, 2023
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-4
2.	Location	Sector-108, Babupur Village, Gurugram, Haryana
3.	Licensed area in acres	39.375 acres
4.	Area for registration in acres	2.6778 acres
5.	HARERA registration no.	34 of 2019
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. Chanderekha Solomon
7.	Name of collaborator	NA
8.	Name of developer	M/s Sobha Limited

SOBHA LIMITED

2.	Details related to inspection are as under		
1.	Date of certifying of percentage of construction work /site inspection	31.03.2023	
2.	Name of Architect/ Architect's firm	Mr. Arun Kumar/Sobha Limited	
3.	Date of site inspection	31.03.2023	
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Suraj Sahu
	2.	Structural consultant	Mr. Srinivas Sathyanarayan
	3.	Proof consultant	Mr. Srinivas Sathyanarayan
	4.	MEP consultant	Mr. Prasanna Venkatesh G/ Mr. Devaraja
	5.	Site supervisor/incharge	Mr. Baidnath
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:

Place:

Council of architects registration no.: CA/96/20236

Council of architects registration valid till (date): 31.12.2026

Table - A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)				Tower No. A3	
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	60,414,532	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NIL	46,704,626	40%
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%

Table - A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)				Tower No. A4	
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	60,414,532	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		4,670,463	51,375,088	44%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	NIL	NIL	0%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	7,730,414	7,730,414	25%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	6,677,915	6,677,915	25%
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%

Table – A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)			Tower No. B3		
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	72,609,908	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NIL	140,331,243	100%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	3,868,349	4,973,591	45%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	20,439,953	20,439,953	55%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	17,657,045	17,657,045	55%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	20,555,862	39,229,709	50%
	4.2	External (plaster, painting, facade, etc.)	NIL	NIL	0%

Table – A					
Building/Tower no. (to be prepared separately for each building/ tower in the project/ phase of the project)				Tower No. B4	
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	72,609,366	100%
2.	Super structure (slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)		NIL	56,132,078	40%
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%

Tower A3						
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-Shuttering-Concreting-		100%	
	(ii)	Pile			100%	
3.	Number of basement(s)					
	(i)	Basement Level 1	01 number of		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		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/towerA3 laid by end of quarter		6/18		40%	
9.	Status of construction					
	(i)	Walls on floors	6/18		40%	
	(ii)	Staircase	0/18		0%	
	(iii)	Lift wells along with water proofing	0/18		0%	
	(iv)	Lift lobbies/ common areas floor wise	0/18		0%	
10.	Fixing of door and window frames in flats/units		0/18		0 %	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	-	-	-	-
	(ii)	Electrical works including	0/18	0/18	0 %	0 %
	(iii)	Plumbing works	0/18	0/18	0 %	0 %

12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)			
	(i)	External plaster	0/18	0 %
	(ii)	Internal plaster	0/18	0 %
13.	Status of wall tiling			
	(i)	In bathroom	0/18	0 %
	(ii)	In kitchen	0/18	0 %
14.	Status of flooring			
	(i)	Common areas	0/18	0 %
	(ii)	Units/ flats	0/18	0 %
15.	Status of white washing			
	(i)	Internal walls	0/18	0%
	(ii)	External walls	0/18	0%
16.	Status of finishing			
	(i)	Staircase with railing	0/18	0 %
	(ii)	Lift wells (Blockwork)	0/18	0 %
	(iii)	Lift lobbies/ common areas floor wise	0/18	0 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	0/18	0 %
	(ii)	Sanitary fixtures	0/18	0 %
	(iii)	Modular kitchen	NA	
	(iv)	Electrical fittings/ lighting	NA	
	(v)	Gas piping (if any)	NA	
	(other than flat/units)			
	(vi)	Lifts installation	0/2	0 %
	(vii)	Overhead tanks	0/2	0 %
	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0/18	0 %
	(x)	Electrical fittings in common	0/18	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		NA	NA

Tower A4						
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- Shuttering- Concreting-		100%	
	(ii)	Pile			100%	
3.	Number of basement(s)1					
	(i)	Basement Level 1	01 number of		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		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/towerA4 laid by end of quarter		7/18		44%	
9.	Status of construction					
	(i)	Walls on floors	7/18		44%	
	(ii)	Staircase	1/18		3%	
	(iii)	Lift wells along with water proofing	0/18		0%	
	(iv)	Lift lobbies/ common areas floor wise	0/18		0%	
10.	Fixing of door and window frames in flats/units		0/18		0 %	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	-	-	-	-
	(ii)	Electrical works including	4/18	0/18	25 %	0 %
	(iii)	Plumbing works	4/18	0/18	25 %	0 %

12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)			
	(i)	External plaster	0/18	0 %
	(ii)	Internal plaster	0/18	0 %
13.	Status of wall tiling			
	(i)	In bathroom	0/18	0 %
	(ii)	In kitchen	0/18	0 %
14.	Status of flooring			
	(i)	Common areas	0/18	0 %
	(ii)	Units/ flats	0/18	0 %
15.	Status of white washing			
	(i)	Internal walls	0/18	0 %
	(ii)	External walls	0/18	0 %
16.	Status of finishing			
	(i)	Staircase with railing	0/18	0 %
	(ii)	Lift wells (Blockwork)	0/18	0 %
	(iii)	Lift lobbies/ common areas floor wise	0/18	0 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	0/18	0 %
	(ii)	Sanitary fixtures	0/18	0 %
	(iii)	Modular kitchen	NA	
	(iv)	Electrical fittings/ lighting	NA	
	(v)	Gas piping (if any)	NA	
	(other than flat/units)			
	(vi)	Lifts installation	0/2	0 %
	(vii)	Overhead tanks	0/2	0 %
	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0/18	0 %
	(x)	Electrical fittings in common	0/18	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		NA	NA

Tower B3						
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-Shuttering-Concreting-		100%	
	(ii)	Pile			100%	
3.	Number of basement(s)1					
	(i)	Basement Level 1	01 number of Basement(s) and		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		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/towerB3 laid by end of quarter		18/18		100%	
9.	Status of construction					
	(i)	Walls on floors	18/18		100%	
	(ii)	Staircase	0/18		0%	
	(iii)	Lift wells along with water proofing	0/18		0%	
	(iv)	Lift lobbies/ common areas floor wise	0/18		0%	
10.	Fixing of door and window frames in flats/units		0/18		0 %	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	8/18	0/18	45%	0 %
	(ii)	Electrical works including	9/18	0/18	55 %	0 %
	(iii)	Plumbing works	9/18	0/18	55 %	0 %

12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)			
	(i)	External plaster	0/18	0 %
	(ii)	Internal plaster	9/18	50 %
13.	Status of wall tiling			
	(i)	In bathroom	0/18	0 %
	(ii)	In kitchen	0/18	0 %
14.	Status of flooring			
	(i)	Common areas	0/18	0 %
	(ii)	Units/ flats	0/18	0 %
15.	Status of white washing			
	(i)	Internal walls	0/18	0 %
	(ii)	External walls	0/18	0 %
16.	Status of finishing			
	(i)	Staircase with railing	0/18	0 %
	(ii)	Lift wells (Blockwork)	0/18	0 %
	(iii)	Lift lobbies/ common areas floor wise	0/18	0 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	0/18	0 %
	(ii)	Sanitary fixtures	0/18	0 %
	(iii)	Modular kitchen	NA	
	(iv)	Electrical fittings/ lighting	NA	
	(v)	Gas piping (if any)	NA	
	(other than flat/units)			
	(vi)	Lifts installation	0/2	0 %
	(vii)	Overhead tanks	0/2	0 %
	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0/18	0 %
	(x)	Electrical fittings in common	0/18	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		NA	NA

Tower B4						
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- Shuttering- Concreting-		100%	
	(ii)	Pile			100%	
3.	Number of basement(s) 1....					
	(i)	Basement Level 1	01 number of		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		0%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/tower B4 laid by end of quarter		6/18		40%	
9.	Status of construction					
	(i)	Walls on floors	6/18		40%	
	(ii)	Staircase	0/18		0%	
	(iii)	Lift wells along with water proofing	0/18		0%	
	(iv)	Lift lobbies/ common areas floor wise	0/18		0%	
10.	Fixing of door and window frames in flats/units		0/18		0 %	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	-	-	-	-
	(ii)	Electrical works including	0/18	0/18	0 %	0 %
	(iii)	Plumbing works	0/18	0/18	0 %	0 %

12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)			
	(i)	External plaster	0/18	0 %
	(ii)	Internal plaster	0/18	0 %
13.	Status of wall tiling			
	(i)	In bathroom	0/18	0 %
	(ii)	In kitchen	0/18	0 %
14.	Status of flooring			
	(i)	Common areas	0/18	0 %
	(ii)	Units/ flats	0/18	0 %
15.	Status of white washing			
	(i)	Internal walls	0/18	0 %
	(ii)	External walls	0/18	0 %
16.	Status of finishing			
	(i)	Staircase with railing	0/18	0 %
	(ii)	Lift wells (Blockwork)	0/18	0 %
	(iii)	Lift lobbies/ common areas floor wise	0/18	0 %
17.	Status of installation			
	(within flat/unit)			
	(i)	Doors and windows panels	0/18	0 %
	(ii)	Sanitary fixtures	0/18	0 %
	(iii)	Modular kitchen	NA	
	(iv)	Electrical fittings/ lighting	NA	
	(v)	Gas piping (if any)	NA	
	(other than flat/units)			
	(vi)	Lifts installation	0/2	0 %
	(vii)	Overhead tanks	0/2	0 %
	(viii)	Underground water tank	NA	
	(ix)	Firefighting fitting and equipment's as per CFO NOC	0/18	0 %
	(x)	Electrical fittings in common	0/18	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		NA	NA

Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage Work Done	Remarks
B-1	Services			
1.	Internal roads & pavements	Yes	0 %	
2.	Parking			
	Covered no. (2619 Nos)	Yes	0 %	
	Open no. (474 Nos)	Yes	0 %	
3.	Water supply	Yes	0 %	
4.	Sewerage (chamber, lines, septic tanks, STP)	Yes	0 %	
5.	Storm water drains	Yes	5 %	
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	Yes	0 %	
9.	Street lighting/ electrification	Yes	0 %	
10.	Treatment and disposal of sewage and sullage water/ STP	Yes	100 %	STP-01
11.	Solid waste management & disposal	Yes	0 %	
12.	Water conservation, rain water, harvesting, percolating well/ pit	Yes	60% (Rain Water Harvesting)	60 % of Sump 1 to 3
13.	Energy management (solar)	Yes		
14.	Fire protection and fire safety	Yes		
15.	Electrical meter room, sub-station, receiving station	Yes		
16.	Other (option to add more)			
B-2	Community building to be transferred to RWA			
17.	Community centre	Yes	50 %	
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