



PASSION AT WORK

Annexure - A

Architect's Certificate*		
Report for quarter ending		31 ST December, 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. Chanderlekha Solomon
7.	Name of collaborator	NA
8.	Name of developer	M/s Sobha Limited


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2.	Details related to inspection are as under		
1.	Date of certifying of percentage of construction work /site inspection	31.12.2023	
2.	Name of Architect/ Architect's firm	Mr. Arun Kumar/Sobha Limited	
3.	Date of site inspection	31.12.2023	
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Mr. Suraj Sahu
	2.	Structural consultant	Mrs. Sangeeta Chachadi
	3.	Proof consultant	Mrs. Sangeeta Chachadi
	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

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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. 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, liftwells, 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%


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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. 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.)		16,346,619	116,761,564	100%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	3,310,592	3,310,592	36%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	3,507,332	11,237,746	36%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	4,540,982	20,835,094	78%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	12,804,547	41,614,779	65%
	4.2	External (plaster, painting, facade, etc.)	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)		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.)	994,718	11,042,909	100%
	3.2 Electrical (conduiting, wiring, fixtures, etc.)	7,432,710	37,163,551	100%
	3.3 Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	NIL	32,103,717	100%
4.	Finishing			
	4.1 Internal (plaster, tilling, flooring, painting, etc. within units and common	6,155,718	76,946,471	100%
	4.2 External (plaster, painting, facade, etc.)	14,281,529	19,042,038	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. 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, liftwells, machine rooms, water tank, etc.)		60,341,984	116,474,062	83%
3.	MEP				
	3.1	Mechanical (lifts, ventilation, etc.)	4,973,554	4,973,554	45%
	3.2	Electrical (conduiting, wiring, fixtures, etc.)	16,723,473	16,723,473	45%
	3.3	Plumbing & Firefighting (piping, pumps and pump room, fixtures, etc.)	12,841,391	12,841,391	40%
4.	Finishing				
	4.1	Internal (plaster, tilling, flooring, painting, etc. within units and common	21,544,851	21,544,851	28%
	4.2	External (plaster, painting, facade, etc.)	NIL	NIL	0%

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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		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/towerA3 laid by end of quarter		3/18		13%	
9.	Status of construction					
	(i)	Walls on floors	3/18		13%	
	(ii)	Staircase	3/18		13%	
	(iii)	Liftwells along with water proofing	0/18		13%	
	(iv)	Liftlobbies/ 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		1005/1875	54%

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		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/towerA4..... laid by end of quarter		18/18		98%	
9.	Status of construction					
	(i)	Walls on floors	18/18		98%	
	(ii)	Staircase	18/18		97%	
	(iii)	Liftwells along with water proofing	0/18		0%	
	(iv)	Lift lobbies/ common areas floor wise	18/18		98%	
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	2/18	0/18	8%	0 %
	(iii)	Plumbing works	16/18	0/18	84 %	0 %

12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)			
	(i)	External plaster	0/18	0 %
	(ii)	Internal plaster	15/18	83 %
13.	Status of wall tiling			
	(i)	In bathroom	13/18	72 %
	(ii)	In kitchen	11/18	61 %
14.	Status of flooring			
	(i)	Common areas	15/18	75 %
	(ii)	Units/ flats	13/18	74 %
15.	Status of white washing			
	(i)	Internal walls	8/18	44 %
	(ii)	External walls	0/18	0 %
16.	Status of finishing			
	(i)	Staircase with railing	1/18	3 %
	(ii)	Lift wells (Blockwork)	15/18	83%
	(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	16/18	88 %
	(x)	Electrical fittings in common	0/18	0 %
	(xi)	Compliance to conditions of environment/CRZ NOC	3/18	16%
18.	Waterproofing of terraces		0	0 %
19.	Entrance lobby finishing		0	0 %
20.	Status of construction of compound wall		1005/1875	54%

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)				100%	
	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/towerB3 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)	Liftwells along with water proofing	18/18		100%	
	(iv)	Liftlobbies/ common areas floor wise	18/18		100%	
10.	Fixing of door and window frames in flats/units		18/18		100%	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	(i)	Mechanical works	8/18	0/18	0%	0%
	(ii)	Electrical works including	18/18	9/18	100%	100%
	(iii)	Plumbing works	18/18	16/18	100%	100%


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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%
	(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		1005/1875	54%

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		100%	
8.	Status of laying of slabs floor wise					
	Cumulative number of slabs in the building/towerB4..... laid by end of quarter		13/18		74%	
9.	Status of construction					
	(i)	Walls on floors	13/18		74%	
	(ii)	Staircase	13/18		74%	
	(iii)	Lift wells along with water proofing	0/18		0%	
	(iv)	Lift lobbies/ common areas floor wise	13/18		74%	
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	4/18	0/18	27 %	0 %

12.	Status of wall finishing (Plaster/ paint/whitewashing/coating)			
	(i)	External plaster	0/18	0 %
	(ii)	Internal plaster	8/18	44 %
13.	Status of wall tiling			
	(i)	In bathroom	0/18	0 %
	(ii)	In kitchen	4/18	22%
14.	Status of flooring			
	(i)	Common areas	0/18	0 %
	(ii)	Units/ flats	5/18	27 %
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)	3/18	17 %
	(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	9/18	50 %
	(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		1005/1875	54%



Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage Work Done	Remarks
B-1	Services			
1.	Internal roads & pavements	Yes	25 %	
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	5 %	
7.	Parks and playgrounds	Yes	0 %	
	Fixing of children play equipment's	Yes	0 %	
	Benches	Yes	20 %	
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	35 %	
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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