

## ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Information as on 25.01.2023

Date: 12.03.2023

**Subject:** Certificate of Percentage of Completion of Construction Work of 3 (Three) No. of Towers with a total of 198 units of the Project "Valencia Tower GH-17" [UPRERA Registration Number A/F] situated on the Khasra No. 78, 79, Demarcated by its boundaries (latitude and longitude of the end points) to the 26.828307 North to the 81.023448 South to the 26.828608 East to the 81.022381 West of Village - Baghmanu, Lucknow, Lucknow Development Authority, District - Lucknow, admeasuring 11148.27 sq. meter, being developed by ANS Developers Private Limited.

I Shivam Srivastava have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of 3 (Three) No. of Towers with a total of 198 units of the Project "Valencia Tower GH-17" [UPRERA Registration Number A/F] situated on the Khasra No. 78, 79, Demarcated by its boundaries (latitude and longitude of the end points) to the 26.828307 North to the 81.023448 South to the 26.828608 East to the 81.022381 West of Village - Baghmanu, Lucknow, Lucknow Development Authority, District - Lucknow, admeasuring 11148.27 sq. meter, being developed by ANS Developers Private Limited.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Mr. Rajeev Trehan as Architect.
- (ii) Mr. Pankish Goel as Structural Consultant.
- (iii) Mr. Rajnish Aggarwal as MEP Consultant.
- (iv) Mr. Ahmaduz Khan as Project Head.

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number A/F under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A1- Tower A

| Sr. No. | Task/Activity  | Percentage Work Done |
|---------|--|----------------------|
| 1       | Excavation   | 0%                   |
| 2       | Three (3) number of Basement(s) and Plinth   | 0%                   |
| 3       | 0 number of Podiums  | NA                   |
| 4       | 0 Stilt Floor  | NA                   |
| 5       | G+33 number of Slabs of Super Structure  | 0%                   |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises  | 0%                   |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises   | 0%                   |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks   | 0%                   |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower   | 0%                   |
| 10      | Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate | 0%                   |

Table A2- Tower B

| Sr. No. | Task/Activity  | Percentage Work Done |
|---------|--|----------------------|
| 1       | Excavation   | 0%                   |
| 2       | Three (3) number of Basement(s) and Plinth   | 0%                   |
| 3       | 0 number of Podiums  | NA                   |
| 4       | 0 Stilt Floor  | NA                   |
| 5       | G+33 number of Slabs of Super Structure  | 0%                   |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises  | 0%                   |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises   | 0%                   |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks   | 0%                   |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower   | 0%                   |
| 10      | Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate | 0%                   |

SHIVAM SRIVASTAVA  
 ARCHITECT  
 CA/2010/50742



Table A3- Tower -C

| Sr. No. | Task/Activity  | Percentage Work Done |
|---------|--|----------------------|
| 1       | Excavation   | 0%                   |
| 2       | Three (3) number of Basement(s) and Plinth   | 0%                   |
| 3       | 0 number of Podiums  | NA                   |
| 4       | 0 Stilt Floor  | NA                   |
| 5       | G+33 number of Slabs of Super Structure  | 0%                   |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises  | 0%                   |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises   | 0%                   |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks   | 0%                   |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower   | 0%                   |
| 10      | Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate | 0%                   |

Table B

## External Development Works in Respect of the Entire Registered Phase

| S No | Common Areas and Facilities, Amenities             | Proposed (Yes/N) | Details   | Percentage of Work done |
|------|--|------------------|---|-------------------------|
| 1    | Internal Roads & Footpaths                         | Yes              | Trimix / asphalt road will be used as per design suggested by the Architect for internal road.<br>All internal roads will have narrow footpath with matt finish tiles pavers or equivalent finishes as per landscape design.  | 0%                      |
| 2    | Water Supply                                       | Yes              | All apartments shall be provided with domestic water for household activities and STP treated water for flushing. Clear water may also be used and user can have their individual RO system as per their requirement. The STP treated water shall also be supplied for irrigation purposes. For the same water tanks are getting created in underground and on terrace. Separate tanks are provided for fire water. | 0%                      |
| 3    | Sewerage (chamber, lines, Septic Tank, STP)        | Yes              | Centralized Sewerage system shall be Provided. All Sewerage water shall go to the STP for treatment. after treatment ,water shall be recycled and it will be used in gardening and flush tanks. overflow from the STP shall be connected with the Municipality sewerage system.   | 0%                      |
| 4    | Storm Water Drains                                 | Yes              | Storm water system shall be Provided. Storm water from Roads and other landscape area shall be connected to the Storm water drain channel and go to the Rain water harvesting Pit for recharge the Ground water and overflow shall be connected with Municipality drain line.   | 0%                      |
| 5    | Landscaping & Tree Planting                        | Yes              | There are significant green area beside building including green parks, play areas for childrens and different recreational activities. The trees of category ornamental ,shady and native species shall be planted in the entire project as per the species recommended in the landscape in order to maintain greenery and natural view.   | 0%                      |
| 6    | Street Lighting                                    | Yes              | We have designed the system as per local electricity Board and consider centralized Transformer, HT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting with timer control, STP, Pump room etc.  | 0%                      |
| 7    | Community Buildings                                | Yes              | Fully centralised AC community center is proposed on ground floor in one tower and Club House comprising swimming pool, multiple facilities viz. gym facility, indoor playing areas etc is proposed at 18th floor in one tower.   | 0%                      |
| 8    | Treatment and disposal of sewage and sullage water | Yes              | Centralized Sewerage system shall be Provided. All Sewerage water shall go to the central STP for treatment, after treatment ,water shall be recycled and it will be used in gardening, flush tanks. Overflow from the STP shall be connected with the Municipality sewerage system.  | 0%                      |

SHRUTI SRIVASTAVA  
ARCHITECT  
CA/2010/50742

|    |   |     |  |    |
|----|---|-----|--|----|
| 9  | Solid Waste management & Disposal                     | Yes | There are proper garbage collection area provided for the solid waste management.  | 0% |
| 10 | Water conservation, Rain water harvesting             | Yes | A well designed rain water harvesting system shall be provided for the whole building/villa complex to conserve water.                             | 0% |
| 11 | Energy management                                     | Yes | We will use LED lights fitting in external area as well as solar lights. In STP and Pump room all the equipment shall have energy efficient motor. | 0% |
| 12 | Fire protection and fire safety requirements          | Yes | All the fire norms shall be followed as NBC and approval of fire department  | 0% |
| 13 | Electrical meter room, sub-station, receiving station | Yes |  | 0% |
| 14 | Other (Option to Add more)                            | Yes | Lush green shrubs at vacant space on ground etc.   | 0% |

Yours Faithfully

SHIVAM SRIVASTAVA  
ARCHITECT  
SHIVAM  
CAZU/150742

(License No. -----)