

ARVIND RASTOGI

(B. Arch.)

Flat No. 2, Samrat Kunj Apartments,

Garh Road, Meerut – 250003

Mob. No. +91-9837078173

Form-REG-1

ARCHITECT'S CERTIFICATE

Information as on : 25.11.2025

Subject : Certificate for Percentage of Completion for Construction of 18 No's of Shops on (Ground, First & Second Floor) & 20 Flats/Apartments at (Third, Fourth, Fifth, Sixth & Seventh Floor) in the Project "INDUS CENTRAL" on the land admeasuring 2296 sq.mts out part of Khasra No.545 & 546 , situated at Village Roshanpur Dorli, Pargana Daurala, Tehsil Sardhana, Roorkee road, Disst -Meerut (U.P.) demarcated by boundaries (latituted 29.032558 & longitude 77.708305) under layout plan No.MDA/BP/24-25/0276 as approved by Meerut Development Authority, Meerut, being developed by Indus Valley Promoters Limited.

I/We Arvind Rastogi ave undertaken assignment from the Promoter M/s Indus Valley Promoters Ltd as Architect/Licensed Surveyor , hence certify the Percentage of Completion of Work for the Construction/development in the above mentioned project "INDUS CENTRAL" , situated at Khasra No.546 (Part) & 546 (Part), Village Roshanpur Dorli, Tehsil Sardhana, Roorkee Road, Distt, Meerut (U.P.) being developed by the M/s Indus Valley Promoters Ltd, on the land admeasuring 2296 sq.mts area, in accordance of the approved layout plan by Meerut Development Authority .

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

- (i) Shri Arvind Rastogi as L.S. / Architect ;
(ii) M/s Gaurav & Associates, Meerut as Structural Consultant
(iii) Shri Gulshan Kumar as Project Manager

2- Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A

Building/Wing/ Block /Tower Number or Name - INDUS CENTRAL

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1		01-01-2026	30-09-2026
2	Total Number of Basement and Plinth	2		01-01-2026	30-06-2027
3	Total Number of Podiums	N.A.			
4	Stilt Floor	N.A.			
5	Total Number of Slabs of Super Structure	8		01-04-2027	31-03-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1		01-10-2027	31-12-2029
7	Sanitary Fittings within the Flat/Premises,	1		01-07-2029	31-12-2029
8	Electrical Fitting within the Flat/Premises	1		01-07-2029	31-12-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1		01-07-2029	31-12-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1		01-10-2027	31-12-2029
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1		01-10-2029	31-12-2029
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	1		01-10-2029	31-12-2029

ARVIND RASTOGI
B.Arch, CA/80/5644

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

S.No	Internal/External Development Work (Common Facilities)	Number	% Work Done	Activity Start Date	Activity End Date
1	Boundar Wall (Low Height 0-900 mm)	35 Meter		01-10-2028	31-12-2029
2	Internal Roads & Footpaths	1		01-01-2029	31-12-2029
3	Water Supply/Drinking Water Facilities	1		01-04-2028	31-12-2029
4	Sewerage (chamber, lines, Septic Tank, STP)	1		01-01-2029	31-12-2029
5	Storm Water Drain	1		01-01-2029	31-12-2029
6	Landscaping & Tree Planting	N.A.			
7	Street Lighting	N.A.			
8	Community Buildings	N.A.			
9	Treatment & Disposal of Sewage and Sullage water /STP	1		01-07-2029	31-12-2029
10	Solid Waste Management & Disposal	1		01-07-2029	31-12-2029
11	Water Conservation, Rainwater Harvesting	1		01-07-2029	31-12-2029
12	Energy Management/Use of Renewable Energy	N.A.			
13	Fire Protection and Fire Safety Requirements	1		01-01-2029	31-12-2029
14	Electrical Sub Station, Control Panel & Meter Room	N.A.			
15	Receiving Station	N.A.			
16	Plan of Development Works	N.A.			
17	Emergency Evacuation Services	N.A.			
18	Common Facilities in Basement	1		01-07-2029	31-12-2029
19	Others, if any (please specify)	N.A.			

Yours faithfully

Dated : 25.11.2025

Arvind Rastogi
Signature
ARVIND RASTOGI
(License NO. CA/80/5644)
ARVIND RASTOGI
B.Arch, CA/80/5644