



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.

A Complete Solution of Construction

Ref. No: - MCSPL/RERA/23

Date: - 31st December, 2019

LICENSED ENGINEER /ARCHITECT'S CERTIFICATE

WHOMSOEVER IT MAY CONCERN

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject:-Certificate of percentage of completion of construction work of BASERA HEIGHTS no. Of building(s)/01 block(s) of the entire phase of the project [UPRERAPRJ10171] situated on the at Khasara no 61/1 & 61/2, Mauza Kalal Kheria, Fatehabad Road Agra demarcated by its boundaries (latitude and longitude of the end points) Owners Other's Land to the North, Other's Property to the South, 24 meter Road to the East, 12 meter Road to the West of village Kalal Kheria , Tehsil Sadar Agra, Competent/ Development Authority Agra Development Authority, District Agra Pin-282006 admeasuring 6800.84 sq.mts. Area being developed by Basera Housing.

I/We **Er. Daya Shanker Sharma** have undertaken assignment as Architect/**Licensed Engineer** for certifying Percentage of Completion Work of the BASERA HEIGHTS no. Of building(s)/01 block(s) of the entire phase of the project [UPRERAPRJ10171] situated on the at Khasara no 61/1 & 61/2, Mauza Kalal Kheria, Fatehabad Road Agra demarcated by its boundaries (latitude and longitude of the end points) Owners Other's Land to the North, Other's Property to the South, 24 meter Road to the East, 12 meter Road to the West of village Kalal Kheria , Tehsil Sadar Agra, Competent/ Development Authority Agra Development Authority, District Agra Pin-282006 admeasuring 6800.84 sq.mts. Area being developed by Basera Housing.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) Er. Daya Shanker Sharma as Licensed Engineer / Architect
- (ii) Er. Sunil Kumar Arora as Structural Consultant
- (iii) Er. Naval Singh as MEP Consultant
- (iv) Er. Yatendra Singh as Site Supervisor

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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 [UPRERAPRJ10171] 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 A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	01 number of Basement(s) and Plinth	100%
3	01 number of Podiums	100%
4	Stilt Floor	100%
5	14 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	80%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	83%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	83%
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	50%

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Table B

Internal & External Development works and common amenities

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		90%
2	Water Supply	Yes		90%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		90%
4	Storm Water Drains	Yes		90%
5	Landscaping & Tree Planting	Yes		90%
6	Street Lighting	Yes		90%
7	Community Buildings	NO		NIL
8	Treatment and disposal of sewage and sullage water	Yes		90%
9	Solid Waste management & Disposal	NO		NIL
10	Water conservation, Rain water harvesting	Yes		90%
11	Energy management	NO		NIL
12	Fire protection and fire safety requirements	Yes		10%
13	Electrical meter room, sub-station, receiving station	Yes		90%
14	Other (Option to Add more)			

Thanking You

Yours Faithfully

For Modcon Creative Sketcher Pvt. Ltd.

Director

Er. DAYA SHANKER SHARMA

Chartered Engineer, Chartered Structure Engineer
D.C.E.(Hons), BE (Hons), MBA(Finance) M-Tech (Structure),
FIV, MIE (M-146423-4), MICE, MISE.
ADHAR NO 789907687586, PAN NO AGDPS2362Q

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