

Form-REG-1

ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 03-10-2025

Information as on _____

Subject: Certificate of Percentage of work done for the Project Tower T-12A (IRA) Project Registration No _____ situate in Village / Sector Wajidpur Tehsil Sadar Competent / Development Authority by Prayagraj Development Authority District Prayagraj PIN 211012 admeasuring 1145 sq.mts. area being developed by New Modern Buildwell Pvt. Ltd. Promoter ID UPRERAPRM2781.

I Arshan Alam have undertaken assignment as Architect for certifying Percentage of work done for the project Tower T-12A (IRA) Project Id _____ situate on the Khasra No/ Plot no 83,84,85 of village Wajidpur tehsil Sadar competent/ development authority by Prayagraj Development Authority District Prayagraj PIN 211012 admeasuring 1145 sq.mts area being developed by New Modern Buildwell Pvt. Ltd. Promoter ID UPRERAPRM2781.

1. Following technical professionals are appointed by Promotor :-

- (i) Shri Arshan Alam as L.S. / Architect ;
- (ii) Shri Alok Jain as Structural Consultant
- (iii) M/s. Ascentia Professional Services India Pvt Ltd as MEP Consultant
- (iv) Shri Shivam Shukla and Shri Pabhu Narayan Yadav as Site Supervisor

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.

Arshan Alam
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ARCHITECT
COA No.-CA/2011/54048

Table - A

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	Completed	Completed
2	Total Number of Basement and Plinth	1	100%	Completed	Completed
3	Total Number of Podiums	NA		NA	NA
4	Stilt Floor	1	100%	Completed	Completed
5	Total Number of Slabs of Super Structure	13	35%	1/Jul/25	30/Jun/26
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	1/Jan/26	1/Oct/26
7	Sanitary Fittings within the Flat/Premises,		0%	1/Oct/26	31/Dec/26
8	Electrical Fitting within the Flat/Premises		0%	1/Oct/26	31/Oct/26
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	1/Oct/26	31/Dec/26
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%	1/Jul/26	31/Dec/26
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.		0%	1/Oct/26	31/Dec/26
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.		0%	1/Oct/26	31/Dec/26

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

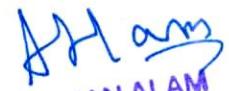

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Table - B

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

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	1/Oct/26	31/Dec/26
2	Water Supply/Drinking Water Facilities	0%	1/Oct/26	31/Dec/26
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	1/Oct/26	31/Dec/26
4	Storm Water Drain	0%	1/Oct/26	31/Dec/26
5	Landscaping & Tree Planting	0%	1/Oct/26	31/Dec/26
6	Street Lighting	0%	1/Nov/26	15/Jan/27
7	Community Buildings	0%	1/Oct/26	31/Dec/26
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	1/Oct/26	31/Dec/26
9	Solid Waste Management & Disposal	0%	1/Oct/26	31/Dec/26
10	Water Conservation, Rainwater Harvesting	0%	1/Sep/25	10/Oct/26
11	Energy Management/Use of Renewable Energy	0%	1/Oct/26	31/Dec/26
12	Fire Protection and Fire Safety Requirements	0%	1/Oct/26	31/Dec/26
13	Electrical Sub Station, Control Panel & Meter Room	0%	1/Sep/25	1/Jan/27
14	Receiving Station	NA	NA	NA
15	Plan of Development Works	0%	1/Oct/26	31/Dec/26
16	Emergency Evacuation Services	0%	1/Oct/26	31/Dec/26
17	Common Facilities in Basement	NA	NA	NA
18	Others, if any (please specify)	NA	NA	NA

Yours Faithfully


ARSHAN ALAM
ARCHITECT

Signature & Name (IN BLOCK LETTERS) of Architect Mr. Arshan Alam

(License no. CA/2011/54048)

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