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ENGINEERS & VALUERS

**Modcon** Creative Sketcher Pvt. Ltd.  
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FORM-Q

**ARCHITECT'S CERTIFICATE**

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

**PROJECT NAME: SANSKAR CITY (PHASE-2)**

**PROMOTER RERA REG. NO. - UPRERAPRM38515**

**PROJECT RERA REG NO. – Applied For**

No: MCSPL/RERA/KM/AC/58

Date: 04.01.2026

**Subject : Certificate of amount incurred on [Project Name: Sanskar City -Phase-2] for Development of land situated on Plot No GH - 08 Rukamani Vihar, Vrindavan, Mathura demarcated by its boundaries (latitude: 27.577100 and longitude: 77.694800 of the end-points) to the North, to the South, to the East to the West of Village: Rukamani Vihar, Vrindavan, Mathura, Tehsil- Mathura, Mathura Vrindavan Development Authority, District- Mathura , PIN -281121, admeasuring 15929.00 SQM area, being developed by N. P. Infratech Pvt. Ltd.[Promoter] having RERA Registration No. APPLIED FOR, Designated A/C No. 50200117423918, Bank Name: HDFC BANK.**

**I, Surbhi Sharma have undertaken assignment as Architect of certifying Percentage of Completion Work of Project Name: Sanskar City - Phase-2 for Development of land situated on Plot No GH - 08 Rukamani Vihar, Vrindavan, Mathura demarcated by its boundaries (latitude: 27.577100 and longitude: 77.694800 of the end-points) to the North, to the South, to the East to the West of Village: Rukamani Vihar, Vrindavan, Mathura, Tehsil- Mathura, Mathura Vrindavan Development Authority, District- Mathura , PIN -281121, admeasuring 15929.00 SQM area, being developed by N. P. Infratech Pvt. Ltd.[Promoter] having RERA Registration No. Applied For**

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

- (i) **Modcon Creative Sketchers Pvt. Ltd. (Ar. Surbhi Sharma) as Architect**
- (ii) **Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Structural Consultant**
- (iii) **Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as MEP Consultant**
- (iv) **Shri Pushpendra Giri as Site Supervisor**

**2-Based on Site Inspection, with respect to Tower - C 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 the Tower - C 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.**

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**Table - A**

**TOWER NAME-TOWER-A**

| S.No | Task / Activity                                                                                                                                                                                                                                                                                                                                                               | Number | % Work Done | Activity Start Date | Activity End Date |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------|---------------------|-------------------|
| 1    | Excavation                                                                                                                                                                                                                                                                                                                                                                    | 1      | 0%          | 01.02.2026          | 31.08.2026        |
| 2    | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 1      | 0%          | 01.03.2026          | 31.12.2026        |
| 3    | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 0      | 0%          | N.A.                | N.A.              |
| 4    | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 1      | 0%          | 30.04.2026          | 31.08.2026        |
| 5    | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 13     | 0%          | 01.06.2026          | 01.05.2028        |
| 6    | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 13     | 0%          | 01.10.2026          | 31.10.2029        |
| 7    | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 13     | 0%          | 01.03.2027          | 30.11.2029        |
| 8    | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 13     | 0%          | 15.03.2027          | 31.12.2029        |
| 9    | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 13     | 0%          | 01.04.2027          | 31.01.2030        |
| 10   | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     | 13     | 0%          | 01.04.2028          | 30.04.2030        |
| 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.                                                                                                                                                                                                       | 13     | 0%          | 01.05.2028          | 31.05.2033        |
| 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. | 13     | 0%          | 24.11.2032          | 24.11.2033        |

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**TOWER NAME-TOWER-C**

| S.No | Task / Activity                                                                                                                                                                                                                                                                                                                                                               | Number | % Work Done | Activity Start Date | Activity End Date |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------|---------------------|-------------------|
| 1    | Excavation                                                                                                                                                                                                                                                                                                                                                                    | 1      | 0%          | 01.04.2027          | 31.03.2028        |
| 2    | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           | 1      | 0%          | 01.05.2027          | 31.10.2028        |
| 3    | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       | 0      | 0%          | N.A.                | N.A.              |
| 4    | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | 1      | 0%          | 01.07.2027          | 30.11.2028        |
| 5    | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      | 14     | 0%          | 01.09.2027          | 31.10.2030        |
| 6    | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             | 14     | 0%          | 01.01.2028          | 31.12.2031        |
| 7    | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   | 14     | 0%          | 01.12.2027          | 31.01.2032        |
| 8    | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   | 14     | 0%          | 15.12.2027          | 15.02.2032        |
| 9    | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       | 14     | 0%          | 01.10.2027          | 28.10.2030        |
| 10   | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                      | 14     | 0%          | 10.12.2027          | 15.12.2030        |
| 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.                                                                                                                                                                                                       | 14     | 0%          | 15.05.2028          | 30.05.2033        |
| 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. | 14     | 0%          | 24.11.2032          | 24.11.2033        |

**Table - B**

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

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| S.No | Internal/External Development Work (Common Facilities) | % Work Done | Activity Start Date | Activity End Date |
|------|--------------------------------------------------------|-------------|---------------------|-------------------|
| 1    | Internal Roads & Footpaths                             | 0%          | 15.06.2028          | 15.11.2032        |
| 2    | Water Supply/Drinking Water Facilities                 | 0%          | 01.04.2029          | 30.04.2032        |
| 3    | Sewerage (chamber, lines, Septic Tank, STP)            | 0%          | 01.05.2030          | 31.05.2032        |
| 4    | Storm Water Drain                                      | 0%          | 10.05.2030          | 10.06.2032        |
| 5    | Landscaping & Tree Planting                            | 0%          | 31.10.2030          | 31.10.2032        |
| 6    | Street Lighting                                        | 0%          | 30.06.2028          | 30.11.2032        |
| 7    | Community Buildings                                    | 0%          | 01.04.2028          | 30.10.2032        |
| 8    | Treatment & Disposal of Sewage and Sullage water /STP  | 0%          | 05.05.2030          | 31.10.2032        |
| 9    | Solid Waste Management & Disposal                      | 0%          | 01.06.2030          | 30.06.2032        |
| 10   | Water Conservation, Rainwater Harvesting               | 0%          | 01.04.2029          | 15.05.2032        |
| 11   | Energy Management/Use of Renewable Energy              | 0%          | 01.08.2030          | 31.08.2032        |
| 12   | Fire Protection and Fire Safety Requirements           | 0%          | 01.05.2028          | 24.11.2032        |
| 13   | Electrical Sub Station, Control Panel & Meter Room     | 0%          | 01.06.2030          | 30.11.2032        |
| 14   | Receiving Station                                      | 0%          | 01.12.2030          | 31.12.2032        |
| 15   | Plan of Development Works                              | 0%          | 01.05.2030          | 31.03.2033        |
| 16   | Emergency Evacuation Services                          | 0%          | 01.06.2028          | 30.04.2033        |
| 17   | Common Facilities in Basement                          | 0%          | 01.09.2029          | 30.09.2032        |
| 18   | Others, if any (please specify)                        | 0%          | 01.10.2029          | 24.11.2033        |

**Yours Faithfully**

**Ar Surbhi Sharma**  
B. Arch

COA NO. CA/2018/100630

**Signature & Name (IN BLOCK LETTERS)**  
**OF Architect Surbhi Sharma**  
**(License NO CA/2018/100630)**

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