



ANUJ AGARWAL ARCHITECTS

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS & VASTU CONSULTANTS

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Form-REG-1

Date:-26/06/2024

ARCHITECT'S CERTIFICATE

M/s Techman Buildwell Pvt. Ltd.

Off.: G-1354, Chettranjan Park, N.Delhi-19

Subject:-Certificate of Estimates for Completion of Construction Work of the 84 Residential Plots & 1 Convenient Shops, 1 Sector Shopping and 1 Commercial Plots of the "Moti City Phase -2" UP RERA Registration Number [To be Applied] situated on the Kh.no.500, 500/737, 500/737 5 & 500/737 5 & 502 situated at Village Auranga bad Gadana, Modi Nagar, Ghaziabad(U.P) Demarcated by its boundaries (latitude and longitude of the end point) 28°49'45.15"N 77°38'38.32" E to the North , 28°49' 40.7"N 77° 35'33.88"E to the South ,28°49'41.87" N 77°35'30. 33" E to the East , 28°49' 40.07"N 77°35' 36.06"E to the West of Modi Nagar Competent/ Development authority GDA Dist.-Ghaziabad Pin-201001 admeasuring 18942.53 sq.mts.area being developed by M/s Techman Buildwell Pvt. Ltd.

I Anuj Agarwal Architects have undertaken assignment as Architect for certifying Percentage of completion Work of the project "Moti City Phase -2" situated on the Kh .500, 500/737, 500/737 5& 500/737 5 & 502 situated at Village - Aurangabad Gadana, Modi Nagar, Ghaziabad.(UP), admeasuring 18942.53sq.mts. area being developed by M/s Techman Buildwell Pvt. Ltd.

Following technical professionals are appointed by Owner / Promotor :-

- (i) Mr. Anuj Agarwal as Architect.
- (ii) Er. Akhilesh Singh M/s Combined Engineering & Consulting Services as Structure consultant.
- (iii) Wais Ahmad C/O WAC Engineers as MEP consultant
- (iv) Mr. Virendra Vishwakarma as Site engineer on behalf of M/s Techman Buildwell Pvt. Ltd.

Based on Site Inspection date-25/06/2024, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the Real Estate Project as registered vide number Applied 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

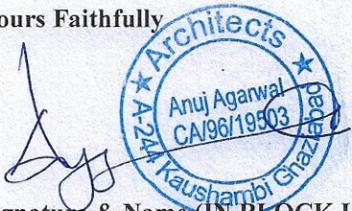
Sr. No.	Task/Activity	Work done %
1	Excavation	NA
2	Number of Basement(s) and Plinth	NA
3	Number of Podiums	NA
4	Stilt Floor	NA
5	Four number of Slabs of Super Structure	NA
6	Internal walls, Internal Plaster, Flooring within Flats/Premises,Doors and Windows in each of the Flats/ Premises.	NA
7	Sanitary Fittings within the building/Premises, Electrical Fittings within the shop/ premises	NA
8	Staircases, passages at each Floor level connecting Staircases, Overhead Water Tanks	NA
9	The external plumbing and external plaster, Elevation, completion of terraces with water proofing of the Building/Block/Tower	NA
10	Installation of water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, 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.	NA



TABLE-B
Internal & External Development Works in Respect of the Entire Registered Phase

Sr. No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Work done %
1	Internal Roads, Foothpaths & Boundary wall	Yes	That the internal road shall be of Interlock tile/paver with 2 Cores of WBM and boundary wall of RCC column with brick masonry along with plaster and painting.	0%
2	Water Supply	Yes	That the water supply will be provided by the Local authority at the boundary of the Plotted development. The UGT of required capacity as per norms.	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	NA	Main Sewer pipe lines has been designed as per norms laid underground with brick masonry chamber will be made as per the drawings. The Sewer line shall be connected to STP.	NA
4	Storm Water Drains	Yes	Underground system using RCC hume pipes and masonry chamber's as per designs.	0%
5	Landscaping & Tree Planting	Yes	Landscape and Tree Planting has been designed by as per authority guidelines.	0%
6	Street Lighting	Yes	Designed has been done as per UP electricity board guidelines and shall be provided necessary switchgear etc. for distributing electricity at LT voltage.	0%
7	Community Buildings	NA	NA	NA
8	Treatment and disposal of sewage and sullage water	Yes	STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer.	0%
9	Solid Waste management & Disposal	Yes	Manual collection and organic waste converter shall be provided in the project.	0%
10	Water conservation, Rain water harvesting	Yes	That the rain harvesting Pit shall be constructed as per the sanctioned layout.	0%
11	Energy management	NA	NA	NA
12	Fire protection and fire safety requirements	NA	NA	NA
13	Electrical meter room, sub-station, receiving station	Yes	As per authority sanction plan	0%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) OF Architect

(License NO.....)