

# JM ASSOCIATES

**Ar. J. MAMTHA**

B. Arch, AIV, AIIA, MCOA

**ARCHITECTS & GOVT. REGD. VALUERS  
ON THE PANEL OF BANKS & INCOME TAX**

Address (B.O). : SF-A, Second Floor, 'Prakruthi Royale' Apartments, No. 6, 13th Main, Ganganagar,  
Hebbal Post, Bangalore - 560 024 | Cell : 98800 95950, 98800 81750 | E-mail : h.jsurya@gmail.com

## FORM - REG -1

### ARCHITECT'S CERTIFICATE

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

No.....

Date: 28-07-2025

Information as on 25<sup>th</sup> July 2025

**Subject:** Certificate of Percentage of work done for the project EWS City -2, Project Registration No. NA situated in Kh. No.44M, 45 of Mithepur Village, Kh No.123, 124, 125, 126, 129 of Mirzapur Village. Ghaziabad Development Authority, Ghaziabad District - 201010, admeasuring area 17,589.02 sq. meter, being developed by SGS Construction & Developers Pvt Ltd.

We J M Associates have undertaken assignment as Architect for certifying Percentage of work done for the project EWS City -2 Project ID NIL situated on Kh. No.44M, 45 of Mithepur Village, Kh No.123, 124, 125, 126, 129 of Mirzapur Village. Ghaziabad Development Authority, Ghaziabad District - 201010. Ghaziabad Development Authority, Ghaziabad District - 201010, admeasuring area 17,589.02 sq. meter, being developed by SGS Construction & Developers Pvt Ltd.

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

- (i) M/s. Hafeez Contractor as Architect
- (ii) M/s. RK Bola, Civtech Consultants Pvt. Limited, Noida as Structural Consultant
- (iii) Mr Sandeep Goel as MEP Consultant
- (iv) Mr. Kamal Kant Sharma, as Site Supervisor

2. Based on Site Inspection, with respect to each of the Plots/Buildings / Wing/ 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 proposed to be registered UPRERA is as per Table A herein below.

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



Table A					
Building/Wing/Block/Tower Number or Name : RESIDENTIAL TOWER 1					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	02-Nov-24	16-Nov-24
2	Total number of Basement(s) and Plinth		-		
3	Total number of Podiums		-		
4	Stilt Floor	1	50%	1-May-25	07-Aug-25
5	Total number of Slabs of Super Structure	19	0%	08-Aug-25	08-Mar-26
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises		0%	20-Nov-25	07-May-26
7	Sanitary Fittings within the Flat/Premises,		0%	19-May-26	06-Jul-26
8	Electrical Fittings within the Flat/premises		0%	20-Mar-26	06-Jun-26
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	15-Jun-25	28-Mar-26
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing /Block/Tower		0%	29-Mar-26	06-Jun-26
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,		0%	29-Mar-26	26-Jun-26
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	28-Apr-26	06-Aug-26

Table A2					
Building/Wing/Block/Tower Number or Name : RESIDENTIAL TOWER 2					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	03-Nov-24	17-Nov-24
2	Total number of Basement(s) and Plinth		0%		
3	Total number of Podiums		-		
4	Stilt Floor	1	50-	2-May-25	08-Aug-25
5	Total number of Slabs of Super Structure	19	0%	09-Aug-25	09-Mar-26
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises		0%	21-Nov-25	08-May-26
7	Sanitary Fittings within the Flat/Premises,		0%	20-May-26	07-Jul-26





8	Electrical Fittings within the Flat/premises		0%	21-Mar-26	07-Jun-26
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	16-Jun-25	29-Mar-26
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing/Block/Tower		0%	30-Mar-26	07-Jun-26
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,		0%	30-Mar-26	27-Jun-26
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, firefighting fittings and equipment as per CFO NOC, Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	30-Mar-26	06-Aug-26

Table A3					
Building/Wing/Block/Tower Number or Name : RESIDENTIAL TOWER 3					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	04-Nov-24	18-Nov-24
2	Total number of Basement(s) and Plinth		0%		
3	Total number of Podiums		-		
4	Stilt Floor	1	80%-	3-May-25	09-Aug-25
5	Total number of Slabs of Super Structure	19	0%	10-Aug-25	10-Mar-26
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises		0%	22-Nov-25	09-May-26
7	Sanitary Fittings within the Flat/Premises,		0%	21-May-26	08-Jul-26
8	Electrical Fittings within the Flat/premises		0%	22-Mar-26	08-Jun-26
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		0%	17-Jun-25	30-Mar-26
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing/Block/Tower		0%	31-Mar-26	08-Jun-26
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,		0%	31-Mar-26	28-Jun-26



12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, firefighting fittings and equipment as per CFO NOC, Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate		0%	31-Mar-26	06-Aug-26
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**Table B**  
**Internal & 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%	07-Feb-26	06-Aug-26
2	Water Supply/Drinking Water Facilities	0%	07-Feb-26	06-Aug-26
3	Sewarage (chamber, lines, Septic Tank, STP)	0%	07-Feb-26	06-Aug-26
4	Storm Water Drains	0%	07-Feb-26	06-Aug-26
5	Landscaping & Tree Planting	0%	08-May-26	06-Aug-26
6	Street Lighting	0%	08-May-26	06-Aug-26
7	Community Buildings			
8	Treatment and disposal of sewage and sullage water/STP	0%	07-Feb-26	06-Aug-26
9	Solid Waste management & Disposal	0%	08-May-26	06-Aug-26
10	Water conservation, Rainwater harvesting	0%	07-Feb-26	06-Aug-26
11	Energy management/Use of Renewable Energy	0%	07-Feb-26	06-Aug-26
12	Fire protection and fire safety requirements	0%	07-Feb-26	06-Aug-26
13	Electrical sub-station, Control Panel & Meter Room	0%	07-Feb-26	06-Aug-26
14	Receiving Station	0%	07-Feb-26	06-Aug-26
15	Plan of Development Works	-		
16	Emergency Evacuation Services	0%	07-Feb-26	06-Aug-26
17	Common Facilities in Basement	0%	07-Feb-26	06-Aug-26
18	Other, if any (please specify)	-		

Yours Faithfully

Date : 28.07.2025

Place : Bangalore



*J. Mamtha*  
**Ar. J. MAMTHA**  
 B.Arch, AIA, MCOA, FIV, IBBI  
 Architect & Govt. Regd. Valuer  
 Regn. No. FIV-16781 Category-I

**JM ASSOCIATES**

Architects and Govt. Regd.

Valuers (JML155GEN)

Name of Registered Architect : Ar. J. Mamtha

License No.: IIA Regn No.15743

COA Regn No. CA/2005/37087

IIV Regn No. FIV-16781

34 AB No.CAT-I/Vol.I/09/P61/2012-13