



# NITIN RAJ & ASSOCIATES

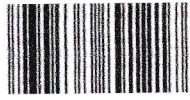
(Architects , Engineers , Interior Designers , Landscape , Builder , Valuer )

Office Address : L-6/59-Shastri Nagar Colony Opposite of I.P Mall Sagra-Varanasi - Uttar Pradesh - India

**AR.NITIN KUMAR**

(B.Arch - COA - IOV - IOVRVF - AIIA - VAA - UPAA )  
Member of Council of Architecture Reg.No (C.OA.) - CA / 2010 / 49248  
Member of Institution of Valuer (I.O.V) Reg.No- Associate No (A)-28390  
Member of IOV Registered Valuers Foundation-Membership  
No-IOVRVF/ML&B/381  
Member of All India Institute of Architect  
Member of Varanasi Architect Association  
Member of Uttar Pradesh Architect Association  
Contact No - 9621-5593-00 - 6388-3712-71  
Email - architect.nitinraj@gmail.com  
Web Site - www.architectnitinrajvns.com

Reference No -



Title -



Date -

Cust. No -

## ARCHITECT'S CERTIFICATE (On Letter Head)

Form-REG-1

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

No.....

Date: 24-11-2025

Information as on 31-10-2025

**Subject: Certificate of Percentage of work done for the Project "Maya Regal Height" (RERA Registration No. A/F) situated in Village - Dafi, Tehsil- Varanasi, Development Authority - Varanasi Development Authority, District - Varanasi, admeasuring 3220 sq. meter, being developed by Onkar ATS Infracity.**

I, Nitin Kumar, have undertaken assignment as Architect for certifying Percentage of work done for the Project "Maya Regal Height" (RERA Registration No. A/F) situated on Arazi no. 376Ka demarcated by its boundaries : 25.247912, 82.984798 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village - Dafi, Tehsil- Varanasi, Development Authority - Varanasi Development Authority, District - Varanasi, admeasuring 3220 sq. meter, being developed by Onkar ATS Infracity.

1. Following technical professionals are appointed by Promoter: -
- (i) Shri NITIN KUMAR as Licensed Surveyor / Architect
  - (ii) Shri RAJAN SINGH as Structural Consultant
  - (iii) Shri NITIN KUMAR as MEP Consultant
  - (iv) Shri MANOJ KR.TANPI 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.

Table - A- Tower A

Building/Wing/ Block /Tower Number or Name		NA			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	11/1/2025	3/1/2026
2	Total Number of Basement and Plinth	1	0%	3/1/2026	4/30/2026
3	Total Number of Podiums		NA	NA	NA
4	Stilt Floor	1	0%	5/1/2026	7/30/2026
5	Total Number of Slabs of Super Structure per villa	1	0%	7/30/2026	6/1/2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	6/1/2028	1/1/2029
7	Sanitary Fittings within the Flat/Premises,		0%	1/1/2029	2/1/2029
8	Electrical Fitting within the Flat/Premises		0%	3/1/2029	4/1/2029

Nitin Raj & Associate

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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0%	8/1/2029	9/1/2029
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%	4/1/2029	7/1/2029
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%	7/1/2029	9/1/2029
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%	9/1/2029	11/1/2029

**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%	6/1/2028	11/1/2028
2	Water Supply/Drinking Water Facilities	0%	11/1/2028	12/1/2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	12/1/2028	1/1/2029
4	Storm Water Drain	0%	1/1/2029	2/1/2029
5	Landscaping & Tree Planting	0%	2/1/2029	4/1/2029
6	Street Lighting	0%	4/1/2029	5/1/2029
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	6/1/2029	7/1/2029
9	Solid Waste Management & Disposal	0%	7/1/2029	8/1/2029
10	Water Conservation, Rainwater Harvesting	0%	8/1/2029	9/1/2029
11	Energy Management/Use of Renewable Energy	0%	9/1/2029	11/1/2029
12	Fire Protection and Fire Safety Requirements	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	0%	4/1/2029	5/1/2029
14	Receiving Station	NA	NA	NA
15	Plan of Development Works	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA
18	Others, if any (Demarcation, Boundary Wall, etc)	61%	6/1/2025	10/30/2025

Yours Faithfully

(License no \_\_\_\_\_)

Mobile No. ....

Email ID .....

*Nitin Kumar*  
Nitin Kumar  
Architect

B.Arch.(C.O.A. Reg. No.CA/10/49248)