

ARCHITECT'S CERTIFICATE

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

Date: 26.06.2023

Subject: Certificate of Percentage of Completion of Construction Work of 1 (one) Commercial Tower for the Project "The Walk" RERA Registration No. [A/F] situated on Plot No.-2 (T-2) at International Business Bay-1, Shushant Golf City HI-TECH Township, Sultanpur Road, Tehsil- Sarojini Nagar, Lucknow-226022 (U.P.) demarcated by its boundaries : 26.788037N, 80.996249E (latitude and longitude of the end-points) to the North, to the South, to the East, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.), Development Authority- Lucknow Development Authority admeasuring 11306.00 sq.mts. area being developed by M/s JAS Infratech LLP, 1202, Summit Building, Vibhuti Khand, Gomti Nagar, Lucknow-226010

We Space Designers International have undertaken assignment as Architect of certifying Percentage of Completion Work of 1 (one) Commercial Tower for the Project "The Walk" RERA Registration No. [A/F] situated on Plot No.-2 (T-2) at International Business Bay-1, Shushant Golf City HI-TECH Township, Sultanpur Road, Tehsil- Sarojini Nagar, Lucknow-226022 (U.P.) demarcated by its boundaries : 26.788037N, 80.996249E (latitude and longitude of the end-points) to the North, to the South, to the East, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.), Development Authority- Lucknow Development Authority admeasuring 11306.00 sq.mts. area being developed by M/s JAS Infratech LLP, 1202, Summit Building, Vibhuti Khand, Gomti Nagar, Lucknow-226010

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

- (i) M/s Space Designers International, Noida as Architect ;
- (ii) M/s SHEKHAR DESIGN CENTRE, 1/353 i VINAMRA KHAND GOMTI NAGAR, LUCKNOW (UP) as Structural Consultant
- (iii) M/s PKV CONSULTING ENGINEERS (P) LTD. 815-C,DDA FLATS EAST OF LONI ROAD DELHI as MEP Consultant
- (iv) Shri piyush verma as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number [A/F] 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	Percentage Work Done
1	Excavation	0%
2	03 number of Basement(s) and Plinth	0%
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	19 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, 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	0%



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

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	We shall develop internal road with 80 mm thick interlocking Bricks within our premises, outside road will be constructed and maintained by Ansal Properties & Infrastructure Ltd. Internal footpath matching landscape of the project will be done by us	0%
2	Water Supply	Yes	We will use boring water for drinking and water supply.	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	We will connect our sewer line to trunk sewer line provided by main developer (M/S Ansal Properties & Infrastructure pvt Ltd) and this sewer is connected to STP which under scope of main developer	0%
4	Strom Water Drains	Yes	The storm water from Road and other land scape area will connect with drain channel and go to the RWH pit for recharge the ground water and over flow shall be connect with builder drain line.	0%
5	Landscaping & Tree Planting	Yes	We will provide landscape, kids play zone. We will provide many type of trees all along the boundary wall & green area	0%
6	Street Lighting	Yes	We will design & implement the system as per UPPPCL and will consider centralized Transformer, HT panel, LT Panel, Feeder Pillar and DG back up for common service like External lighting, Pump room etc.	0%
7	Community Buildings	Yes	N/A	0%
8	Treatment and disposal of sewage and sullage water	Yes	We will connect our sewerline to trunk sewer line which laid by developer and connect with STP.	0%
9	Solid Waste management & Disposal	Yes	There are a proper garbage collection area provided for the solid waste management.	0%
10	Water conservation, Rain water harvesting	Yes	We will suggest to individual to use low flow fixtures to help water conservation system.	0%
11	Energy management	Yes	This building is registered under green building certification and we will follow all guideline for Green building parameter. We will use LED lights and energy efficient motor and accessories.	0%
12	Fire protection and fire safety requirements	Yes	This Project has commercial project . Hence we will provide Fire Fighting facility in common areas while Individual owner can install their own system as per their and local authorities requirement.	0%
13	Electrical meter room, sub-station, receiving station	Yes	As per sanctioned layout	0%
14	Other (Option to Add more)	No		NA

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO. CA/98/23185)