

ARCHITECT'S CERTIFICATE

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

Date: 29.07.2024

Subject: Certificate of Registration of the Project Commercial Complex "ADITYA SCO COMPLEX" situated on the Plot No. Commercial-2, Park Town, Integrated Township, Village Shahpur Bamheta & Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries (Latitude 28°39'25"N, Longitude 77°28'50"E to the North-East, Latitude 28°39'25"N, Longitude 77°28'49"E to the North-West, Latitude 28°39'23"N, Longitude 77°28'48"E to the South-East & Latitude 28°39'23"N, Longitude 77°28'47"E to the South-West of the end points) 30 M wide Road to the South-East, others property to the North-West, others property to the South-West and 30 M Green belt to the North-East. Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 3491.61 sq.mts. area being developed by M/s UTILITY ESTATES PRIVATE LIMITED.

We "M/s GIAN P. MATHUR AND ASSOCIATES (P) LTD " have undertaken assignment as Architect of certifying Estimate of the Project "ADITYA SCO COMPLEX" situated on the Plot No. Commercial-2, Park Town, Integrated Township, Village Shahpur Bamheta & Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 3491.61 sq.mts. area being developed by M/s UTILITY ESTATES PRIVATE LIMITED.

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

- (i) Mr. Gian P. Mathur as Architect for M/s GIAN P. MATHUR AND ASSOCIATES (P) LTD.
- (ii) Mr. Ghulam Sarwar as structural Consultant for M/s Keen Associates Pvt. Ltd.
- (iii) Mr. Bikramjeet Kukreja as MEP consultant for M/s VC Consulting.
- (iv) Mr. Bhushan Tyagi as Site Supervisor.

Based on Site Inspection, with respect to each of the Buildings 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 of the Real Estate Project is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire Project is detailed in the Table B.

Table A

Sr. No.	Task / Activity	Percentage Work Done
1	Excavation	0%
2	One number of Basement(s)	0%
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	04 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	0%

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
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	Water Tanks	
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

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work Done
1	Internal Roads & Footpaths	Yes	As Drawings per	0%
2	Water Supply	Yes	As Drawings per	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	As Drawings per	0%
4	Storm Water Drains	Yes	As Drawings per	0%
5	Landscaping & Tree Planting	Yes	As Drawings per	0%
6	Street Lighting	Yes	As Drawings per	0%
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage water	Yes	As Drawings per	0%
9	Solid Waste management & Disposal	NA		
10	Water conservation, Rain water harvesting	Yes	As Drawings per	0%
11	Energy management	NA		
12	Fire protection and fire safety requirements	Yes	As Drawings per	0%
13	Electrical meter room, sub-station, receiving station	Yes	As Drawings per	0%
14	Other (Option to Add more)	NA		

Yours Faithfully,

For Gian P. Mathur & Associates Pvt. Ltd.

GIAN P. MATHUR
ARCHITECT

(GIAN P. MATHUR) B. Arch., M.C.A. I.I.A
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