

Council of Architecture - CA/94/17889
Govt. Approved Valuer Category I/554/151/2006-07
Institution of Valuer - F 12704

FORM-Q

ARCHITECT'S CERTIFICATE

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

No. Charms/C-007

Date: 09.01.2020

Subject: Certificate of Percentage of Completion of Construction Work of CHARMS CASTLE No. of 06 no. Residential Towers + Commercial Block(s) of the Second Phase of the Project [UPRERA Registration Number UPRERAPRJ6777] situated on the Khasra No. 1055, 1056 & 1099 Demarcated by its boundaries (latitude and longitude of the end points) 28° 42'1.55" to the North 77°25'30.33" to the East, village Noor Nagar(Raj Nagar Extension) Tehsil Ghaziabad, Competent/ Development authority Ghaziabad Development Authority, District Ghaziabad, Pin 201017 admeasuring total 25007 sq.mts. area 'including 2485 sq. m. earmarked for E W S LIG' being developed by [Promotor's Name - Mr. Sanjay Singhal]

I **Vikas Kumar Goel** have undertaken assignment as **Architect** of certifying Percentage of Completion Work of the CHARMS CASTLE for 06 No. Residential Building(s)/ Towers + Commercial Block of Second Phase of the Project Charms Castle, situated on the Khasra Nos 1055, 1056 & 1099 of village Noor nagar(Raj Nagar Extension), tehsil- Ghaziabad, competent/ development authority- Ghaziabad Development Authority, District Ghaziabad PIN- 201017, admeasuring total 25007 sq.mts. area 'including 2485 sq. m. earmarked for E W S LIG being developed by [Promotor's Name-Mr. Sanjay Singhal]

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

- | | | |
|-------|--|--------------------------|
| (i) | M/s Space Designers International, B - 34, Sec - 67, Noida, U.P. | as L.S. / Architect ; |
| (ii) | Mr. Vikas Kumar Garg, 52, Sec - 5, Vaishali-Ghaziabad | as Structural Consultant |
| (iii) | M/s Consumate Engineering Services (P) Ltd., B - 67, Sec - 67, Noida | as MEP Consultant |
| (iv) | Mr. Dharmender Kumar | 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 UPRERAPRJ6777 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 2 is detailed in the Table B. It may be noted site work mentioned is of till dated 31.12.2019.

Table A

Sr. No.	Task/Activity	Blocks	Percentage Work Done
1	Excavation	2B+G+24 Floors	A 100
		2B+G+24 Floors	F 100
		2B+G+24 Floors	G 100
		3B+G+24 Floors	H1 100
		3B+G+24 Floors	H2 100
		3B+G+20 Floors	I 85%
		2B+G+3 Floors	Club 100
		Commercial	0
		E W S	100
2	02 number of Basement(s) and Plinth	A	100
	02 number of Basement(s) and Plinth	F	100
	02 number of Basement(s) and Plinth	G	100
	03 number of Basement(s) and Plinth	H1	20
	03 number of Basement(s) and Plinth	H2	20
	03 number of Basement(s) and Plinth	I	0
	03 number of Basement(s) and Plinth	Commercial	0
		Club	100%
		EWS	0
3	number of podium- Not in the proposal of project		not applicable
4	one number of stilt floor- Proposed in Tower I only		yet to start
5	total 171 no. of Slabs of Super Structure in 6 no. residential towers and 1 no. Club.(1 no. commercial block and EWS slabs yet not considered).	A	100%
		F	96%
		G	97%
		H1	12%

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		H2	14%
		I	Yet to start
		Commercial	Yet to start
		Club	100%
		E W S	Yet to start
6	Internal walls, Internal Plaster, Flooring Withing Flats/Premises, Doors and Windows in each of the Flats/ Premises	A	95%
		F	45%
		G	45%
		H1	5%
		H2	5%
		I	Yet to start
		Commercial	Yet to start
		Club	97%
		E W S	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises	A	96%
		F	Yet to start
		G	Yet to start
		H1	Yet to start
		H2	Yet to start
		I	Yet to start
		Commercial	Yet to start
		Club	98%
		E W S	Yet to start
8	Staircases(structure only), Lift Wells (structure only) and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	A	95%
		F	55%
		G	60%
		H1	30%
		H2	35%
		I	Yet to start
		Commercial	Yet to start
		Club	98%
		E W S	Yet to start
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	A	95%
		F	15%
		G	Yet to start
		H1	Yet to start
		H2	Yet to start
		I	Yet to start
		Commercial	Yet to start
		Club	95%
		E W S	Stage not reached
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	A	97%
		F	Yet to start
		G	Yet to start
		H1	Yet to start
		H2	Yet to start
		I	Yet to start
		Club	96%
		Commercial	Yet to start

Table B
Internal & External Development Works in Respect of the Entire Registered Phase-2

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		45%

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2	Water Supply	Yes			45%
3	Sewerage (Chamber, lines, manholes, etc.)	Yes			45%
4	Storm Water Drains	Yes			30%
5	Landscaping & Tree Planting	Yes			25%
6	Street Lighting	Yes			30%
7	Community Building(club)	Yes			97%
8	Treatment and disposal of sewage and sullage water	No(G D A Disposal line to be use)			n.a.
9	Solid waste management & disposal	Yes			Yet to start
10	Water conservation, Rain water harvesting	Yes			35%
11	Energy management	Yes			Yet to start
12	Fire protection and fire extinguishers	Yes			35%
13	Electrical meter room, sub-station, receiving station	Yes			35%
14	Other (Option to Add more)	-			

Yours Faithfully



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Signature & Name (VIKAS KUMAR GOEL) OF L.S./Architect
(License No. CA/94/17889)