



**ARCHITECT'S CERTIFICATE**

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

No RSA/ARD/25-26/01

Date: 04-04-2025

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s) / two Block(s) of the single Phase of the Project A R Domain having UPRERA Registration Number (Under Consideration) situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALBAD, District Ghaziabad , UP, Demarcated by its boundaries 28.718994/77.453152 to the North, 28.717847/77.453580 to the South, 28.718444/77.454038 to the East, and 28.718388/77.452688 to the West of village MORTA Tehsil JALALBAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.

We RSA Project Pvt Limited have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the One Building having 2 no Block/ Tower (s) of One Phase of the Project, situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALBAD, District Ghaziabad , UP, Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.

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

- (i) M/s/ Space Designers International (Ar Vishal Mittal) as L.S. / Architect ;
- (ii) M/s/ S Dac Engineers (Shri Vikas Kumar Garg) as Structural Consultant
- (iii) M/s/ PKV Consulting Engineers(P) Ltd (Shri Pramod Sharma) as MEP Consultant
- (iv) M/s/Shri Nikhil Sharma 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 letter number Under Consideration 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 |         |
|---------|--|----------------------|---------|
|         |  | Tower A              | Tower B |
| 1       | Excavation   | 0.00%                | 0.00%   |
| 2       | Two number of Basement(s) and Plinth   | 0.00%                | 0.00%   |
| 3       | number of Podiums  | NA                   | NA      |
| 4       | Stilt Floor  | NA                   | NA      |
| 5       | 15 number of Slabs of Super Structure  | 0.00%                | 0.00%   |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises  | 0.00%                | 0.00%   |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises   | 0.00%                | 0.00%   |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground   | 0.00%                | 0.00%   |
| 9       | The external plumbing and external plaster.Elevation, completion of terraces with waterproofing of the Building  | 0.00%                | 0.00%   |
| 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 | 0.00%                | 0.00%   |

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

| S No | Common Areas and Facilities, Amenities                | Proposed (Yes/No) | Details  | % of Work done |
|------|---|-------------------|--|----------------|
| 1    | Internal Roads & Foothpaths                           | Yes               | Internal Roads will be a combination of Concrete and/or Pavers.  |                |
| 2    | Water Supply  | Yes               | Drinking Water Supply from GDA will be provided, as and when applicable. Till than water supply will be provided from Alternate sources. |                |
| 3    | Sewage (chamber, lines, Septic Tank, STP)             | Yes               | As per Design and requirement  |                |
| 4    | Strom Water Drains                                    | Yes               | As per Design and requirement  |                |
| 5    | Landscaping & Tree Planting                           | Yes               | As per Design and requirement  |                |
| 6    | Street Lighting                                       | Yes               | As per Design and requirement  |                |
| 7    | Community Buildings                                   | Yes               | Community building have Convienet Shops, Community hall and Multipurpose hall is being provided as per approved Design                   |                |
| 8    | Treatment and disposal of sewage and sullage water    | Yes               | As per Design and requirement  |                |
| 9    | Solid Waste management & Disposal                     | Yes               | As per Design and requirement  |                |
| 10   | Water conservation, Rain water harvesting             | Yes               | As per Design and requirement  |                |
| 11   | Energy management                                     | yes               | As per Design and requirement  |                |
| 12   | Fire protection and fire safety requirements          | Yes               | As per NBC requirement and Fire Approval   |                |
| 13   | Electrical meter room, sub-station, receiving station | Yes               | As per Design and requirement  |                |
| 14   | Other (Option to Add more)                            | NA                |  |                |

