

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

Add.:C-30 A, Rajat Vihar, Sector-62, Noida-201309

Mob.-8178515873,9810406768

email: vikasavidesigntech@gmail.com

www.vikasavidesign.com

FORM-REG-01

ARCHITECT'S CERTIFICATE

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

No WM/001

Date 24.02.2025

Subject: Certificate of Percentage of Completion of Construction Work of one no. Tower A (2B+GF+15 Floors) at the project **Windsor Majesty** '[UPRERA REGISTRATION To be Applied]' situated on the Khasra no. 527 min., Noor Nagar, Raj Nagar Extn., Ghaziabad, latitude and longitude 28°42'13.72"N, 77°24'40.18"E, 28°42'12.53"N, 77°24'41.43"E, 28°42'9.72"N, 77°24'37.19"E, 28°42'11.72"N, 77°24'38.69"E for mentioned Group Housing project and Competent / Development authority - **Ghaziabad Development Authority**-District Ghaziabad, Uttar Pradesh, admeasuring Plot Area 6707.0 Sq. Meter. area being developed by the Promoter **M/s. Windsor Paradise Heights Pvt. Ltd.**

I **Vikas Kumar Goel Architect** has been appointed for the Certification of Percentage of Completion of Construction Work of Construction Work of one no. Tower A (2B+GF+15 Floors) at the project **Windsor Majesty** - '[UPRERA REGISTRATION To be Applied]' situated on the Khasra No. 527 min, Noor Nagar, Raj Nagar Extn., Ghaziabad mentioned Group Housing project and Competent / Development authority - **Ghaziabad Development Authority**-District Ghaziabad, Uttar Pradesh, admeasuring Plot Area 6707.0 Sq. Meter. area being developed by the the Promoter **M/s. Windsor Paradise Heights Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter:-

- | | |
|---|--------------------------|
| (i) Space Designers International | as Architect |
| (ii) M/s. NNC Design International | as Structural Consultant |
| (iii) PKV Consulting Engineers (P) Ltd. | as MEP Consultant |
| (iv) Mr. Manoj Kumar Mishra | as Project In charge |

Based on the Site Inspection, with respect to construction work of the 'aforesaid new project' I certify that as on the date of this certificate, the Percentage of Work done for Mentioned construction of the Building / Buildings of the Real Estate Project as registered vide number To be Applied under 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 Table B. It may be noted site status is taken till dated **20.02.2025**.

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Council of Architecture No. CA/94/17889**Table A-Residential Tower A-2B+GF+ 15 Floors**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	2 number of Basement(s) and Plinth-super structure	0%
3	Podium	NA
4	Stilt Floor	NA
5	016 Nos. of floors excluding 2 no. of basement	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 Well (super structure) and Lobbies at each Floor level connecting Staircases, 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 Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, 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 equipment as may be required to obtain Occupation/Completion Certificate	0%

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Council of Architecture No. CA/94/17889**Table B****Internal & External Development Works in Respect of the Entire Registered Phase**

S. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Progress
1	Internal Roads	Yes	Yet to start	0%
2	Water Supply	Yes	Yet to start	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Yet to start	0%
4	Storm Water Drains	Yes	Yet to start	0%
5	Landscaping & Tree Planting	Yes	Yet to start	0%
6	Street Lighting	Yes	Yet to start	0%
7	Community Area spaces provided in the tower	yes	Yet to start	0%
8	Treatment and disposal of sewage and sullage water	Yes	Yet to start	0%
9	Solid Waste management & Disposal	Yes	Yet to start	0%
10	Water conservation Rain water harvesting	Yes	Yet to start	0%
11	Energy management	Yes	Yet to start	0%
12	Fire protection and fire safety requirements	Yes	Yet to start	0%
13	Electrical meter room, sub-station, receiving station	Yes	Yet to start	0%

Thanking you

VIKAS KUMAR GOEL**(License No. or Council of Architectural membership No. CA/94/17889)**