

ARCHITECT'S CERTIFICATE

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

Date: 03.04.2024

Information as on 30.03.2024

Subject: Certificate of Percentage of Completion of Construction Work of 1 (One) No. of Tower/Block/Building(s) with a total of 58 units of the Project "NRI Retreat Apartments" [UPRERA Registration Number A/F] situated on GH Plot no 04, Phase 1, Vibhuti Khand, Gomti Nagar, demarcated by its boundaries : 26.5135, 81.0044 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Tehsil- Lucknow, Competent Authority/Development Authority - Lucknow Development Authority, District- Lucknow, PIN 226010 admeasuring 2937 sq. meter, being developed by Arpit Yadav and Yasharth Vikram.

I/We Cosmic Designs Pvt Ltd. have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of 1 (One) No. of Tower/Block/Building(s) with a total of 58 units of the Project "NRI Retreat Apartments" [UPRERA Registration Number A/F] situated on GH Plot no 04, Phase 1, Vibhuti Khand, Gomti Nagar, demarcated by its boundaries : 26.5135, 81.0044 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Tehsil- Lucknow, Competent Authority/Development Authority - Lucknow Development Authority, District- Lucknow, PIN 226010 admeasuring 2937 sq. meter, being developed by Arpit Yadav and Yasharth Vikram.

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

- (i) M/s Cosmic Designs Pvt. Ltd. as Architect for comprehensive architectural consultancy ;
- (ii) Smt Anushka Sinha for Structural Consultancy as part of Architect
- (iii) Shri R.K. Gupta & Sandip Sawhney for MEP Consultants as part of Architect
- (iv) Shri Sarvesh Singh 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- Tower 1

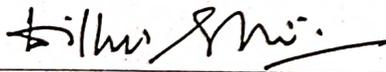
Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	1 number of Basement(s) and Plinth	0%
3	_____ number of Podiums	NA

	4	Stilt Floor			NA
	5	14 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 Work Done
1	Internal Roads & Footpaths	Yes	We will provide R.C.C. road all along the periphery for vehicular traffic. We will provide 1.5 mtr. Footpath along road.	0%
2	Water Supply	Yes	Two boreholes 300 ft. Deep. Water pumped to overhead tanks & supplied to units through gravity. The system will be part and parcel of the UGWST to be provided for fire fighting system.	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Sewage & waste water from the units shall be taken through inspection chamber & underground sewer line to the main sewer provided by Development Authority.	0%
4	Storm Water Drains	Yes	Storm Water from hard surfaces at the rate of 100 percent & 20 percent from the green areas shall be used for rain water harvesting & surplus water shall be drained to the network provided by Development Authority.	0%

	5	Landscaping & Tree Planting	Yes	Parks shall be provided at appropriate places with grass & seasonal flowers vertical plantations shall be developed along boundary walls. Required numbers of trees shall be planted along with the boundary wall giving shade to the parked cars.	0%
	6	Street Lighting	Yes	Electric supply shall be harnessed from the board. Transformer, HT & LT panels shall be designed with DG back up for all services and units.	0%
	7	Community Buildings	Yes	There is no separate community building as such but community spaces like club, cafeteria, gym, swimming pool etc will be provisioned and will be available to residents on demand.	0%
	8	Treatment and disposal of sewage and sullage water	Yes	Sewage & waste water from the units shall be taken through inspection chamber & underground sewer line to the main sewer provided by Development Authority.	0%
	9	Solid Waste management & Disposal	Yes	Solid waste shall be bagged & collected floor wise. Collected waste shall be taken up to the point of collection from where it shall be taken to the disposal site by the arrangement of Development Authority.	0%
	10	Water conservation, Rain water harvesting	Yes	All appliances provided shall be of low water consumption. Surface drainage shall be taken to first level through rainwater harvesting system.	0%
	11	Energy management	Yes	All equipments to be used in the complex shall be of the low energy consumption. LED lights & solar lights along with solar energy shall be as per government rules.	0%
	12	Fire protection and fire safety requirements	Yes	All provision stipulated by NBC-16 shall be followed. Sprinkler system shall be used in basement.	0%
	13	Electrical meter room, sub-station, receiving station	Yes	Electric supply shall be harnessed from the board. Transformer, HT & LT panels shall be designed with DG back up for all services and units.	0%
	14	Other (Option to Add more)	No	NA	NA
Yours Faithfully			Ar. D.S. Bhui, CA/77/4094 Director Architect, Cosmic Designs Pvt. Ltd, 17-A, First Floor, Jopling Road, Lucknow-226 001		
 AR. D.S. BHUI					
Signature & Name (IN BLOCK LETTERS) OF LS./Architect (License NO - CA/1977/04094)					