

Form-REG-1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

RERA No. UPRERAPRJ270079/12/2024

Date: 14/01/2026

Information as on 31/12/2025

Certificate of Percentage of Completion of Construction Work of JOP Stella No. of Building(s) 1 Block of the Project [UPRERAPRJ270079/12/2024] situated on the Khasra No 2099M & 2100M Demarcated by its boundaries (latitude and longitude of the end points) 28.7175025 & 77.33011635 to the North, 28.71672614 & 77.33046239 to the South 28.71719792 & 77.33063822 to the East 28.71689653 & 77.32988107 to the West of Village Behta Hazipur Tehsil Loni Competent/ Development authority G.D.A. District Ghaziabad PIN 201102 admeasuring 4055.17 sq.mts. area being developed by JOP Infra Private Limited

I Rohit Garg, have undertaken assignment as Architect certifying Percentage of Completion Work of the Building(s) JOP Stella of the Project, situated on the Khasra No 2099M & 2100M of Village Behta Hazipur, tehsil Loni competent/ development authority GDA District Ghaziabad PIN 201102 admeasuring 4055.17 sq.mts. area being developed by JOP Infra Private Limited

1. Following technical professionals are appointed by owner / Promotor :-
(i) M/s/Shri/Smt_Rohit Garg R.K & Associates as L.S. / Architect ;
(ii) M/s/Shri/Smt_S. S. Beniwal. Chartered Engineers as Structural Consultant
(iii) M/s/Shri/Smt_Narendra Kumar MSC Consultants as MEP Consultant
(iv) M/s/Shri/Smt Anuj Kumar as Site Supervisor

2- Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	COMPLETED	COMPLETED
2	Total Number of Basement and Plinth	2	75%	WORK IN PROGRESS	WORK IN PROGRESS
3	Total Number of Podiums	0	N/A	N/A	N/A
4	Stilt Floor	0	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	9	0	Work not Yet	Work not Yet
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	Work not Yet	Work not Yet
7	Sanitary Fittings within the Flat/Premises,		0%	Work not Yet	Work not Yet
8	Electrical Fitting within the Flat/Premises		0%	Work not Yet	Work not Yet
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	11	15%	WORK IN PROGRESS	WORK IN PROGRESS
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%	Work not Yet	Work not Yet



11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	Work not Yet	Work not Yet
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%		

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B					
Internal and external development works (common facilities) in respect of the entire registered project					
S.No	Internal/External Development Work (Common Facilities)		% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths		0%	Work not Yet	Work not Yet
2	Water Supply/Drinking Water Facilities		0%	Work not Yet	Work not Yet
3	Sewerage (chamber, lines, Septic Tank, STP)		0%	Work not Yet	Work not Yet
4	Storm Water Drain		0%	Work not Yet	Work not Yet
5	Landscaping & Tree Planting		0%	Work not Yet	Work not Yet
6	Street Lighting		0%	Work not Yet	Work not Yet
7	Community Buildings		0%	Work not Yet	Work not Yet
8	Treatment & Disposal of Sewage and Sullage water /STP		0%	Work not Yet	Work not Yet
9	Solid Waste Management & Disposal		0%	Work not Yet	Work not Yet
10	Water Conservation, Rainwater Harvesting		0%	Work not Yet	Work not Yet
11	Energy Management/Use of Renewable Energy		0%	Work not Yet	Work not Yet
12	Fire Protection and Fire Safety Requirements		0%	Work not Yet	Work not Yet
13	Electrical Sub Station, Control Panel & Meter Room		0%	Work not Yet	Work not Yet
14	Receiving Station		0%	Work not Yet	Work not Yet
15	Plan of Development Works		0%	Work not Yet	Work not Yet
16	Emergency Evacuation Services		0%	Work not Yet	Work not Yet
17	Common Facilities in Basement		0%	Work not Yet	Work not Yet
18	Others, if any (please specify)		0%	Work not Yet	Work not Yet

Yours Faithfully

Signature & Name (Rohit Garg) of Architect
(License CA/94/17868)



ROHIT GARG
CA/94/17868