

ARCHITECT'S CERTIFICATE

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

No.....

Date: 12-10-2025

Subject: 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 , We, R.K. & Associates 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

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 **UPRERAPRJ270079/12/2024** 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
1	Excavation	100%
2	Casting of the Raft	100%
3	3 number of Basement(s) and Plinth	40%
4	_____number of Podiums	0%
5	Stilt Floor	0%
6	9 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
11	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 of Work done
1	Internal Roads & Footpaths			0%
2	Water Supply			0%
3	Sewarage (chamber, lines, Septic Tank, STP)			0%
4	Strom Water Drains			0%
5	Landscaping & Tree Planting			0%
6	Street Lighting			0%
7	Community Buildings			0%
8	Treatment and disposal of sewage and sullage water			0%
9	Solid Waste management & Disposal			0%
10	Water conservation, Rain water harvesting			0%
11	Energy management			0%
12	Fire protection and fire safety requirements			0%
13	Electrical meter room, sub-station, receiving station			0%
14	Other (Option to Add more)		Barracading and Site Office	100%

Yours Faithfully



ROHIT GARG
CA/94/17868

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
License # CA/94/17868