

ARCHITECT'S CERTIFICATE

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

NO.

Date: 31-12-2025

Subject:

Certificate of Percentage of Completion of Construction Work of Raptinagar Vistar Township & Sports city in Village Hamidpur Khasra No. 1, 2, 3, 4, 5, 6, 7, 25/1, 25/2, 26, 44, 45, 46, 48, 50, 52, 53, 54, 55, 56, 58, 62, Village Fhatteypur Khasra No. 1, 2, 3, 4mi, 6mi, 7mi, 8mi, 11mi, 12mi, 13mi, 15mi, 16mi, 17mi, 18mi, 21mi, 22, 23, 24, 32, 35, 36mi, 37mi, 38mi, 84mi, 85, 90, 91, 92, 93, 94mi, 98mi, 99, 100, 101mi, 108mi, 111mi, 112mi, 118mi, 119mi, 121mi, 123, 125mi, Village Salempur urf mugalpur Khasra No. 10, 11, 12, 13, 14, 16mi, 17, 19mi, 20, 62, 68mi, 69, Village Mirzapur 179mi, 180mi, 181mi, 182mi, 183mi, 184mi, 185, 186, 187, 188, 190mi, 191mi, 194, 196mi, 198mi, 200mi, 201, 203mi, 204, 205mi, 206mi, 207, 208, 467mi, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 480, 481, 483, 484, 486, 487, 488, 489, 490, 491 and Village Manbela 697, 699, 688mi, 691mi, 693, 694, 700, 679, 701, 702, 703, 704, 705, 706, 707mi, 716mi, 717mi, 719mi, 720mi, 678, 675, 673, 670, 591, 546mi, 547, 548, 549, 551, 554mi, 561mi, 563mi, 565, 567mi, 553mi, 568mi, 569mi, 570mi, 571mi, 572, 573, 575mi, 576, 577mi, 580, 581mi, 898mi, 878mi, 880 Demarcated by its Boundaries (Latitude and Longitude of two points) i.e. 26.816698 and 83.382134 of village Manbela, Fatteypur, Salempur urf mugalpur and Hamidpur Tehsil sadar, District Gorakhpur. Competent/ Development authority Gorakhpur District Gorakhpur admeasuring 839601.17 sq.mts. area being developed by GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR.

I/We ARPIT MODI have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Raptinagar Vistar Township & Sports city in Village Hamidpur Khasra No. 1, 2, 3, 4, 5, 6, 7, 25/1, 25/2, 26, 44, 45, 46, 48, 50, 52, 53, 54, 55, 56, 58, 62, Village Fhatteypur Khasra No. 1, 2, 3, 4mi, 6mi, 7mi, 8mi, 11mi, 12mi, 13mi, 15mi, 16mi, 17mi, 18mi, 21mi, 22, 23, 24, 32, 35, 36mi, 37mi, 38mi, 84mi, 85, 90, 91, 92, 93, 94mi, 98mi, 99, 100, 101mi, 108mi, 111mi, 112mi, 118mi, 119mi, 121mi, 123, 125mi, Village Salempur urf mugalpur Khasra No. 10, 11, 12, 13, 14, 16mi, 17, 19mi, 20, 62, 68mi, 69, Village Mirzapur 179mi, 180mi, 181mi, 182mi, 183mi, 184mi, 185, 186, 187, 188, 190mi, 191mi, 194, 196mi, 198mi, 200mi, 201, 203mi, 204, 205mi, 206mi, 207, 208, 467mi, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 480, 481, 483, 484, 486, 487, 488, 489, 490, 491 and Village Manbela 697, 699, 688mi, 691mi, 693, 694, 700, 679, 701, 702, 703, 704, 705, 706, 707mi, 716mi, 717mi, 719mi, 720mi, 678, 675, 673, 670, 591, 546mi, 547, 548, 549, 551, 554mi, 561mi, 563mi, 565, 567mi, 553mi, 568mi, 569mi, 570mi, 571mi, 572, 573, 575mi, 576, 577mi, 580, 581mi, 898mi, 878mi, 880 Demarcated by its Boundaries (Latitude and Longitude of two points) i.e. 26.816698 and 83.382134 of village Manbela, Fatteypur, Salempur urf mugalpur and Hamidpur Tehsil sadar, District Gorakhpur. Competent/ Development authority Gorakhpur District Gorakhpur admeasuring 839601.17 sq.mts. area being developed by GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR.

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

- (i) M/s/Shri/Smt ARPIT MODI as L.S. / Architect;
- (ii) M/s/Shri/Smt NEERAJ GAUTAM as Structural Consultant
- (iii) M/s/Shri/Smt SOMNATH BEHRA as MEP Consultant
- (iv) M/s/Shri/Smt SANJAY KUMAR GUPTA as Junior Engineer of Gorakhpur Development Authority, Gorakhpur.

Apik Modi
Ar. Arpit Modi
 B. Arch.
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Neeraj Gautam
 B. Tech. (Hons.)
 M.E. (Hons.)
 M1360811/20062018

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 Applied 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 A & B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	Number of Basement(s) and Plinth	0%
3	Number of Podiums	NA
4	1 Stilt Floor	NA
5	G+ 14 number of Slabs of Super Structure	0%
6	Internal walls, internal plaster, flooring within flat/ premises, doors and windows in each of the flat/ 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	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common	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	YES	WORK YET TO START	5%
2	Water Supply	YES	WORK YET TO START	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	WORK YET TO START	0%
4	Storm Water Drains	YES	WORK YET TO START	0%
5	Landscaping & Tree Planting	YES	WORK YET TO START	5%
6	Street Lighting	YES	WORK YET TO START	0%
7	Community Buildings	NA	NA	NA
8	Treatment and disposal of sewage and sullage water	YES	WORK YET TO START	0%
9	Solid Waste management & Disposal	NA	GARBAGE DISPOSAL AND COLLECTION POINTS HAVE BEEN EARMARKED AND WILL BE MANAGED BY LOCAL MUNICIPALITY	NA
10	Water conservation, Rain water harvesting	YES	WORK YET TO START	0%
11	Energy management	NA	NA	NA

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12	Fire protection and fire safety requirements	YES		WORK YET TO START	0%
13	Electrical meter room, sub-station, receiving station	YES		WORK YET TO START	0%
14	Other (Option to Add more)	NA		NA	NA

Yours Faithfully

ARPIT MODI
Arpit Modi

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License No. CA/ 2008/43658)

Ar. Arpit Modi
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