

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS,
VALUERS, LANDSCAPE CONSULTANTS
AND PROJECT MANAGERS

Architect
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FORM-Q

ARCHITECT'S CERTIFICATE

REG-1

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

No RSA/ARD/25-26/04

Date: Tuesday, April 14, 2026

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s) two Block(s) of the single Phase of the Project A R Domain having UPRERA Registration Number UPRERAPRJ699935/25/2025 situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALABAD, District Ghaziabad, UP, Demarcated by its boundaries 28.718994/77.453152 to the North, 28.717847/77.453580 to the South, 28.718444/77.454038 to the East, and 28.718388/77.452688 to the West of village MORTA Tehsil JALALABAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.

I, Rajeev Kumar Srivastava, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the One Building having 2 no Block/ Tower (s) of One Phase of the Project, situated on the Khasra No 1093 Khata no 847 Village MORTA, Pargana JALALABAD, District Ghaziabad, UP, Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, PIN 201003 admeasuring 8037.92 sq.mts. area being developed by M/S. A. R. BUILDTECH PVT. LTD.

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

- (i) M/s/ Space Designers International (Ar Vishal Mittal) as I. S. / Architect ;
- (ii) M/s S Dac Engineers (Shri Vikas Kumar Gang) as Structural Consultant
- (iii) M/s/ PKV Consulting Engineers(P) Ltd (Shri Pramod Shama) as MEP Consultant
- (iv) M/s/Shri Nikhil Sharma 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 letter number Under Consideration 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

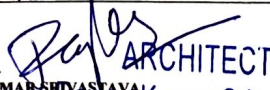
Sr. No.	Task/Activity	Percentage Work Done			Percentage Work Done		
		Tower A	Activity Start Date	Activity End Date	Tower B	Activity Start Date	Activity End Date
1	Excavation	90.00%	15-Jul-25	30-Sep-25	80.00%	15-Jul-25	30-Sep-25
2	Two number of Basement(s) and Plinth	30.00%	01-Oct-25	31-Mar-26	15.00%	1-Oct-25	31-Mar-26
3	number of Podiums	NA			NA		
4	Stilt Floor	NA			NA		
5	15 number of Slabs of Super Structure	0.00%	21-Apr-26	30-Sep-27	0.00%	21-Apr-26	30-Sep-27
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0.00%	1-Sep-26	29-Feb-28	0.00%	1-Sep-26	29-Feb-28
7	Sanitary Fittings within the Flat/Premises	0.00%	1-Aug-27	25-Mar-28	0.00%	1-Aug-27	25-Mar-28
8	Electrical Fittings within the Flat/premises		15-Sep-26	5-Feb-28		15-Sep-26	05-Feb-28
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00%	21-Apr-26	20-Mar-28	0.00%	21-Apr-26	20-Mar-28
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0.00%	1-Oct-27	20-Mar-28	0.00%	1-Oct-27	20-Mar-28
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	0.00%	1-Nov-26	20-Mar-28	0.00%	1-Nov-26	20-Mar-28
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 Occupation/Completion Certificate	0.00%	1-Nov-26	20-Mar-28	0.00%	1-Nov-26	20-Mar-28

Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	% of Work done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	Yes	Internal Roads will be a combination of Concrete and/or Pavers.		1-Jan-28	15-Mar-28
2	Water Supply	Yes	Drinking Water Supply from GDA will be provided, as and when applicable. Till then water supply will be provided from Alternate sources.		1-Aug-27	31-Jan-28
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	As per Design and requirement		1-Aug-27	31-Dec-27
4	Storm Water Drains	Yes	As per Design and requirement		5-Jan-28	15-Mar-28
5	Landscaping & Tree Planting	Yes	As per Design and requirement		25-Jan-28	20-Mar-28
6	Street Lighting	Yes	As per Design and requirement		1-Feb-28	10-Mar-28
7	Community Buildings	Yes	Community building have Convenient Shops, Community hall and Multipurpose hall is being provided as per approved Design		20-Jan-27	15-Mar-28
8	Treatment and disposal of sewage and sullage water	Yes	As per Design and requirement		15-Jul-27	10-Mar-28
9	Solid Waste management & Disposal	Yes	As per Design and requirement		10-Nov-27	10-Mar-28
10	Water conservation, Rain water harvesting	Yes	As per Design and requirement		1-Jan-28	15-Mar-28
11	Energy management/use of renewable energy	yes	As per Design and requirement		5-Jan-28	20-Mar-28
12	Fire protection and fire safety requirements	Yes	As per Design and requirement		5-Jul-27	10-Mar-28
13	Electrical Sub Station, Control Panel & Meter Room	Yes	As per Design and requirement		1-Oct-27	31-Dec-27
14	Other (Option to Add more)	NA				

Yours Faithfully


ARCHITECT
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CA-93/16451