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ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

FORM-Q

ARCHITECT'S CERTIFICATE

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

PROJECT NAME: KESHAV MAJESTIC (PHASE-2)

PROMOTER RERA REG. NO. - UPRERAPRM38515 PROJECT RERA REG NO. - UPRERAPRJ15355

No: MCSPL/RERA/KM/AC/01

Date: 26.03.2024

Subject: Certificate of Percentage of Completion of Development Work of Project Name: Keshav Majestic -Phase-2] for Development of land situated on Khasra no. 79, 80, 81 & 83 (Part), demarcated by its boundaries (latitude: 27.5822393, 27.585876 and longitude: 77.6581019, 77.658823 of the end-points) to the North, to the South, to the East to the West of Village: Mauza - Sunrakh Bangar, Vrindavan, Tehsil- Mathura, Mathura Vrindavan Development Authority, District- Mathura, PIN -281121, admeasuring 2395 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515.

I, Pratibha Verma have undertaken assignment as Architect of certifying Percentage of Completion Work of Project Name: Keshav Majestic -Phase-2] for development of land situated on Khasra no. 79, 80, 81 & 83 (Part), demarcated by its boundaries (latitude: 27.5822393, 27.585876 and longitude: 77.6581019, 77.658823 of the end-points) to the North, to the South, to the East to the West of Village: Mauza - Sunrakh Bangar, Vrindavan, Tehsil- Mathura, Mathura Vrindavan development Authority, District- Mathura, PIN -281121, admeasuring 2395 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515.

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

- (i) Modcon Creative Sketchers Pvt. Ltd. (Ar. Pratibha Verma) as Architect
- (ii) Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Structural Consultant
- (iii) M/s Pillar Plus Pvt. Ltd. (Mr. Rahul Mathur) as MEP Consultant
- (iv) Shri Narendra Singh as Site Supervisor

Based on Site Inspection, with respect to each development activity of the aforesaid Real Estate Project, I certify that as on 29.02.2024, the Percentage of Work done for each of development activity of the Real Estate Project as registered vide number UPRERAPRJ15355 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. While overall percentage of work done is 49%.

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TABLE-A

SN	Task / Activity	Proposed (Yes/No)	A	B	C	D	E
1	Brick Work	Yes	100%	100%	60%	60%	60%
2	Plaster	Yes	100%	100%	10%	10%	10%
3	Floor Tiles	Yes	95%	95%	0%	0%	0%
4	Door Window	Yes	100%	100%	0%	0%	0%
5	Internal Services (CPVC And UPVC Work)	Yes	100%	100%	0%	0%	0%
6	Railing	Yes	100%	100%	0%	0%	0%
7	Electrical Work (Internal Conduiting)	Yes	100%	100%	0%	0%	0%
8	Internal Paint	Yes	100%	100%	0%	0%	0%
9	Fixture	Yes	100%	100%	0%	0%	0%
10	External Paint (1st Coat)	Yes	100%	100%	0%	0%	0%
11	Fire Fighting	Yes	50%	50%	0%	0%	0%
12	Lift	Yes	100%	100%	0%	0%	0%
13	Mis. Work	Yes	70%	70%	0%	0%	0%
14	Raft	Yes	100%	100%	100%	100%	100%
15	Column stilt Floor	Yes	100%	100%	100%	100%	100%
16	Slab up to stilt Floor	Yes	100%	100%	100%	100%	100%
17	Column Ground Floor	Yes	100%	100%	100%	100%	100%
18	Slab Ground Floor	Yes	100%	100%	100%	100%	100%
19	Column First Floor	Yes	100%	100%	100%	100%	100%
20	Slab First Floor	Yes	100%	100%	100%	100%	100%
21	Column Second Floor	Yes	100%	100%	100%	100%	100%
22	Slab Second Floor	Yes	100%	100%	100%	100%	100%
23	Column Third Floor	Yes	100%	100%	100%	100%	100%
24	Slab Third Floor	Yes	100%	100%	100%	100%	100%
25	Column Fourth Floor	Yes	100%	100%	100%	100%	100%
26	Slab Fourth Floor	Yes	100%	100%	100%	100%	100%
27	Column fifth Floor	Yes	100%	100%	100%	100%	100%
28	Slab Fifth Floor	Yes	100%	100%	100%	100%	100%
29	Column Sixth Floor	Yes	NA	NA	100%	100%	100%
30	Slab Sixth Floor	Yes	NA	NA	100%	100%	100%
31	Column Seventh Floor	Yes	NA	NA	30%	30%	30%
32	Slab Seventh Floor	Yes	NA	NA	0%	0%	0%
33	Mumty	Yes	100%	100%	0%	0%	0%

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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	GSB Laying, Dressing Work & Paver Fixing is going on.	85%
2	Water Supply	Yes	Digging and Laying of PVC Pipes is going on.	85%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Digging and Laying of RCC Pipes is going on.	85%
4	Storm Water Drains	Yes	To be Done	65%
5	Landscaping & Tree Planting	Yes	Plantation work & Park Development is going on.	65%
6	Street Lighting	Yes	Fixing of Pole and street Light going on	62%
7	Community Buildings	Yes	To be Done	0%
8	Treatment and disposal of sewage and sullage water	NO	Not Applicable	NA
9	Solid Waste management & Disposal	Yes	Brick Work and installation of Machinery going on	NA
10	Water conservation, Rain water harvesting	Yes	To be Done	20%
11	Energy Management	NO	Not Applicable	NA
12	Fire protection and fire safety requirements	Yes	To be Done	0%
13	Electrical meter room, sub-station, receiving station	Yes	To be Done	75%
14	Main Gate	Yes	Civil Masonry work is going on	85%
15	Boundary wall	Yes	Finishing Work is going on	95%

Yours Faithfully

Ar Pratibha Verma

B. Arch., M. Arch

COA No.CA/2019/118082

Signature & Name (IN BLOCK LETTERS)

OF Architect Pratibha Verma

(License NO CA/2019/118082)

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