

FORM-Q

## ARCHITECT'S CERTIFICATE

No. SDI/DMWO/2021/01/11

Date: 11.01.2021

**Subject:** Certificate of Percentage of Completion of Construction Work of Perl Residency, Construction of Multi-Storeyed Flats for Housing Scheme of DMWO Members at Koyal Enclave No. of Building(s)/ 8 Block(s) of the First and last Phase of the Project [UPRERA Registration Number- UPRERAPRJ16196] situated on the Plot no GH-13, Koyal Enclave, Ghaziabad, UP Demarcated by its boundaries (latitude and longitude of the end points) 28042'29.80" N to the North, 77019'36.51" E to the East of village Koyal Enclave Tehsil Loni Development authority Ghaziabad Development Authority District Ghaziabad PIN 201005 admeasuring 22,391.19 sq. mts. area being developed by Delhi Metro Welfare Organization [Promotor's Name]

I Vishal Mittal have undertaken assignment as Architect/Licensed surveyor of certifying Percentage of Completion Work of the Perl Residency, Construction of Multi-Storeyed Flats for Housing Scheme of DMWO Members at Koyal Enclave Building(s)/ 8 Block/ Tower (s) of First and last Phase of the Project, situated on the Plot no GH-13, of village Koyal Enclave tehsil Loni development authority Ghaziabad Development Authority District Ghaziabad PIN 201005 admeasuring 22,391.19 sq. mts. area being developed by Delhi Metro Welfare Organization [Promotor's Name]

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

- (i) Shri Vishal Mittal (MD, Space Designer International) as Architect
- (ii) Shri V.D. Sharma (MD, Optimum Designer) as Structural Consultant
- (iii) Shri Narender Kumar (PM, Consummate Engineering Services (P) Ltd.) as MEP Consultant
- (iv) Shri Shatrughna Prasad (PE, Delhi Metro Welfare Organization) 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 [UPRERA Registration Number- UPRERAPRJ16196] 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.



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**Table: A1**

## **Tower-A**

| <b>S. No.</b> | <b>Particulars</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>% WORK DONE</b> |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1             | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%               |
| 2             | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%               |
| 3             | ____ Nil ____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        | -----              |
| 4             | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----              |
| 5             | ____ 11 ____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                        | 100%               |
| 6             | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 90%                |
| 7             | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | 30%                |
| 8             | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 90%                |
| 9             | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | 90%                |
| 10            | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | 30%                |



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Table: A2

## Tower-B1

| S. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                            | % WORK DONE |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%        |
| 3      | _____ Nil _____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                      | -----       |
| 4      | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----       |
| 5      | _____ 11 _____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 100%        |
| 6      | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 85%         |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | ----        |
| 8      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 80%         |
| 9      | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | 70%         |
| 10     | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | -----       |



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Table: A3

## Tower-B2

| S. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                            | % WORK DONE |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%        |
| 3      | ____ Nil ____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        | -----       |
| 4      | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----       |
| 5      | ____ 11 ____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                        | 100%        |
| 6      | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 70%         |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | -----       |
| 8      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 60%         |
| 9      | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | 70%         |
| 10     | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | -----       |



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Table: A4

## Tower-C

| S. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                            | % WORK DONE |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%        |
| 3      | ____ Nil ____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        | -----       |
| 4      | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----       |
| 5      | ____ 11 ____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                        | 100%        |
| 6      | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 90%         |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | 10%         |
| 8      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 90%         |
| 9      | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | 90%         |
| 10     | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | -----       |



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Table: A5

Tower-D1

| S. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                            | % WORK DONE |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%        |
| 3      | ____ Nil ____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        | -----       |
| 4      | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----       |
| 5      | ____ 11 ____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                        | 100%        |
| 6      | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 65%         |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | -----       |
| 8      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 40%         |
| 9      | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | -----       |
| 10     | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | -----       |



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Table: A6

## Tower-D2

| S. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                            | % WORK DONE |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%        |
| 3      | ____ Nil ____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        | -----       |
| 4      | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----       |
| 5      | ____ 11 ____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                        | 100%        |
| 6      | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 70%         |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | -----       |
| 8      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 45%         |
| 9      | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | -----       |
| 10     | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | -----       |



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**Table: A7**

## **Tower-D3**

| <b>S. No.</b> | <b>Particulars</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>% WORK DONE</b> |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1             | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%               |
| 2             | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%               |
| 3             | _____ Nil _____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                      | -----              |
| 4             | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----              |
| 5             | _____ 11 _____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 100%               |
| 6             | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 70%                |
| 7             | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | -----              |
| 8             | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 55%                |
| 9             | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | -----              |
| 10            | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | -----              |



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Table: A8

## Tower-E

| S. No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                            | % WORK DONE |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%        |
| 2      | One number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                   | 100%        |
| 3      | ____ Nil ____ number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                        | -----       |
| 4      | Stilt Floor- Nil                                                                                                                                                                                                                                                                                                                                                                                                                       | -----       |
| 5      | ____ 11 ____ number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                        | 100%        |
| 6      | "Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises<br>"                                                                                                                                                                                                                                                                                                                | 95%         |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                               | 30%         |
| 8      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                           | 90%         |
| 9      | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                          | 90%         |
| 10     | "Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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<br>" | 50%         |



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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 | % work done |
|-------|-------------------------------------------------------|-------------------|---------|-------------|
| 1     | Internal Roads & Footpath's                           | Yes               |         | -----       |
| 2     | Water Supply                                          | Yes               |         | -----       |
| 3     | Sewerage (chamber, lines, Septic Tank, STP)           | Yes               |         | -----       |
| 4     | Storm Water Drains                                    | Yes               |         | -----       |
| 5     | Landscaping & Tree Planting                           | Yes               |         | -----       |
| 6     | Street Lighting                                       | Yes               |         | -----       |
| 7     | Community Buildings                                   | Yes               |         | 50%         |
| 8     | Treatment and disposal of sewage and sullage water    | Yes               |         | -----       |
| 9     | Solid Waste management & Disposal                     | Yes               |         | -----       |
| 10    | Water conservation, Rain water harvesting             | Yes               |         | 10%         |
| 11    | Energy management                                     | Yes               |         | -----       |
| 12    | Fire protection and fire safety requirements          | Yes               |         | -----       |
| 13    | Electrical meter room, sub-station, receiving station | Yes               |         | -----       |
| 14    | Other (Option to Add more)                            | Yes               |         | -----       |

Yours Faithfully

For Space Designers International

(Ar. Vishal Mittal)  
(CA/98/23185)

