

ARCHITECT'S CERTIFICATE

No. SDI/DMWO/2022/03/31

Date: 31.03.2022

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/We 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 Jitendra Kumar (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.



Table: A1

Tower-A

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"	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	80%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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"	90%




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 "	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	75%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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 "	80%



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 "	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	75%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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 "	80%



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 "	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	80%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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 "	85%



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 "	100%
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	95%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	98%
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 "	60%



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 "	100%
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	85%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	95%
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 "	60%



Table: A7

Tower-D3

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 "	100%
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	85%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	95%
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 "	60%



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 "	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	80%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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 "	90%



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		50%
2	Water Supply	Yes		65%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes		98%
4	Strom Water Drains	Yes		95%
5	Landscaping & Tree Planting	Yes		-----
6	Street Lighting	Yes		-----
7	Community Buildings	Yes		50%
8	Treatment and disposal of sewage and sullage water	Yes		70%
9	Solid Waste management & Disposal	Yes		70%
10	Water conservation, Rain water harvesting	Yes		50%
11	Energy management	Yes		-----
12	Fire protection and fire safety requirements	Yes		95%
13	Electrical meter room, sub-station, receiving station	Yes		95%
14	Other (Option to Add more)	Yes		-----

Yours Faithfully



(AR. VISHAL MITTAL)
(CA/98/23185)

