

# BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA

MOBILE 09910278220

FORM-REG-1

## ARCHITECT'S CERTIFICATE

No.-221\_2024

Status Date:- 30-06-2024

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the **PAGE THREE RESIDENCES** Project UPRERA Registration Number UPRERAPRJ16264 situated on the Khasra No/ Plot no Plot-B8, Land-1, Sector-19&25, J P Greens, Greater Noida. Demarcated by its boundaries (latitude and longitude of the end points) 28°27'44.0"N 77°30'57.3"E to the North 28°27'38.5"N 77°31'03.6"E to the South 28°27'39.3"N 77°31'04.3"E to the East 28°27'43.3"N 77°30'56.6"E to the West of Tehsil Dadri Competent/ Development authority GNIDA District Gautam Nagar PIN 201310 admeasuring 5206 sq.mts. area being developed by **HOME AND SOUL INFRA TECH PRIVATE LIMITED**.

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the 1 No. of Building of the **PAGE THREE RESIDENCES** Project situated on the Khasra No/ Plot no Plot-B8, Land-1, Sector-19&25, J P Greens, Greater Noida tehsil Dadri Competent/ Development authority GNIDA District Gautambudh Nagar PIN 201310 admeasuring 5206 sq.mts. area being developed by **HOME AND SOUL INFRA TECH PRIVATE LIMITED**.

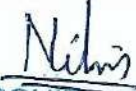
1. Following technical professionals are appointed by owner / Promotor :-

- M/s MODARCH INDIA as Architect
- M/s OPTIMIZATION CONSULTANT as Structural Consultant
- M/s Consummate engineering services Pvt Ltd as MEP Consultant
- Shri Azeem Iqbal 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 UPRERAPRJ16264 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 of Work done |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2       | 1 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 53%                     |
| 3       | NIL number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                          | NIL                     |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | NIL                     |
| 5       | 1 Tower With 10 Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 55%                     |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 43%                     |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 78%                     |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 64%                     |
| 10      | 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 | 32%                     |

  
ARCHITECT  
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A Consultant Is Someone Who Saves His Client Almost Enough To Pay His Fee.

**Table B**

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

| Sr. No. | Common Areas and Facilities, Amenities                | Proposed (Yes/No) | Details                                                                                                                                                                                                                                                                                                     | Percentage of Work done |
|---------|-------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Internal Roads & Footpaths                            | Yes               | All Internal Road work in PCC/Concrete Paver Block/VDF and Footpaths in Interlocking Pavers                                                                                                                                                                                                                 | 20%                     |
| 2       | Water Supply                                          | Yes               | Water to be provided by the Authority and developer will make by UGT constructed for project of capacity as per norms.                                                                                                                                                                                      | 40%                     |
| 3       | Sewerage (chamber, lines, Septic Tank, STP)           | Yes               | Under ground Sewerage system. Feeder pipeline of PVC and final discharge through RCC pipes. Raw sewerage will be processed through STP of required capacity as per norms. Treated water shall be used for flushing, irrigation and cleaning purpose. Excess water shall be discharge in the authority drain | 15%                     |
| 4       | Storm Water Drains                                    | Yes               | Storm water is going to harvesting recharge pits. Excess water if any, will be discharge to authority drain.                                                                                                                                                                                                | 30%                     |
| 5       | Landscaping & Tree Planting                           | Yes               | Landscape and Tree Planting has been designed by as per authority guidelines                                                                                                                                                                                                                                | 30%                     |
| 6       | Street Lighting                                       | Yes               | Mix of Solar panel light & LED Lights                                                                                                                                                                                                                                                                       | 0%                      |
| 7       | Community Buildings                                   | Yes               | Club has been designed as per authority norms and Facilities Like:- Party Hall, Gaming Zone, Entertainment Area etc.                                                                                                                                                                                        | 0%                      |
| 8       | Treatment and disposal of sewage and sullage water    | Yes               | STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer.                                                                                                              | 0%                      |
| 9       | Solid Waste management & Disposal                     | Yes               | Manual collection and organic waste converter shall be provided in the project                                                                                                                                                                                                                              | 0%                      |
| 10      | Water conservation, Rain water harvesting             | Yes               | Recycling of treated water and rain water harvesting system to be provide                                                                                                                                                                                                                                   | 8%                      |
| 11      | Energy management                                     | Yes               | Mix of Solar panel light & LED Lights                                                                                                                                                                                                                                                                       | 0%                      |
| 12      | Fire protection and fire safety requirements          | Yes               | Fire tender path shall be provided as per NBC. Fire fighting systems along with pumps and water storage tanks shall be provided as per NBC &NOC from fire dept.                                                                                                                                             | 35%                     |
| 13      | Electrical meter room, sub-station, receiving station | Yes               | As per Authority Sanctioned Plan                                                                                                                                                                                                                                                                            | 0%                      |
| 14      | Other (Option to Add more)                            | NO                | NA                                                                                                                                                                                                                                                                                                          | NA                      |

Yours Faithfully

  
**ARCHITECT**  
**NITIN BHATIA, B. ARCH**  
 CA/2007/40059  
 Mob. No. 9910278220  
 A-14, VIVEK VIHAR-II  
 DELHI-110095

Signature & Name (AR, NITIN BHATIA) OF L.S./Architect  
 (License NO. CA/2007/40059)