



## A PLUS DESIGN ASSOCIATES

**AR. KAILASH AGGARWAL**

Architect | Urban Designer | Planner

### ARCHITECT'S CERTIFICATE

Date:- 12/01/23

To,

M/S Kamroop Infrabuild Pvt.Ltd

GH-01B(3), Sector-ITA-II

Greater Noida

Subject : Certificate of Percentage of Completion of Construction Work of 4 No. of Buildings of the SKA Metro ville of the Project UPRERA Registration Number-UPRERAPRJ16460 situated on the plot no-GH-01B(3),Sector-ITA-II, Greater Noida,District Gautam Budh Nagar as **20073.90** sq.mts. area being developed by M/S Kamroop Infrabuild Pvt.Ltd.

Sir,

I A Plus Design Associates ( Prop. Kailash Agrawal) has undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the ASTER , ORCHID, TULIP ZINNIA and Commercial Block of Project- SKA Metro Ville, situated on the plot bearing GH-01B(3),Sector-ITA-II, Greater Noida,District Gautam Budh Nagar admeasuring 20073.90 Sq.mt area being developed by M/S Kamroop Infrabuild Pvt.Ltd.

1. Following technical professionals are appointed by Promoter :—

- (i) M/s A PLUS Design as Architect ;
- (ii) M/s Vakil Mehta Seth (VMS) as Structural Consultant
- (iii) M/s Consummate Engineering Services Pvt. Ltd as MEP Consultant
- (iv) Mohd. Javed as Site Supervisor

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Based on Site Inspection, with respect to each of the tower 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 building/Wing of the Real Estate Project as registered *vide* number UPRERAPRJ16460 under UPRERA is as per table A herein below overall completion of the project is around 86.50%. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

**Table A-SUMMARY OF ALL TOWERS**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage Work Done |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.00%              |
| 2       | 13 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                            | 100.00%              |
| 3       | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                            | NA                   |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.00%              |
| 5       | 119 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                         | 100.00%              |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 95.00%               |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 88.00%               |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 92.00%               |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 80.00%               |
| 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 | 88.00%               |

Overall completion of project is app-.86.50%

Tower wise progress is enclosed herewith

**Yours  
Faithfully**



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**Table A-TOWER-ASTER**

| S.N | TASK/ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of work done |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1   | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.00%                 |
| 2   | 3 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 100.00%                 |
| 3   | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                            | NA                      |
| 4   | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.00%                 |
| 5   | 32 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                          | 100.00%                 |
| 6   | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 100.00%                 |
| 7   | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 100.00%                 |
| 8   | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 100.00%                 |
| 9   | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 100.00%                 |
| 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 | 100.00%                 |

Overall completion of Aster is app- 100.00%

**Yours  
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**Table A-TOWER-ORCHID**

| S.N | TASK/ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of work done |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1   | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.00%                 |
| 2   | 3 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 100.00%                 |
| 3   | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                            | NA                      |
| 4   | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.00%                 |
| 5   | 27 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                          | 100.00%                 |
| 6   | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 100.00%                 |
| 7   | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 100.00%                 |
| 8   | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 100.00%                 |
| 9   | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 100.00%                 |
| 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 | 100.00%                 |

Overall completion of Orchid is app-100.00%

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**Table A-TOWER-TULIP**

| S.N | TASK/ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of work done |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1   | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.00%                 |
| 2   | 3 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 100.00%                 |
| 3   | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                            | NA                      |
| 4   | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.00%                 |
| 5   | 27 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                          | 100.00%                 |
| 6   | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 88.00%                  |
| 7   | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 70.00%                  |
| 8   | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 85.00%                  |
| 9   | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 68.00%                  |
| 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 | 58.00%                  |

Overall completion of Tulip is app- 75.00%

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**Table A-TOWER-ZINNIA**

| S.N | TASK/ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of work done |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1   | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.00%                 |
| 2   | 3 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 100.00%                 |
| 3   | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                            | NA                      |
| 4   | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.00%                 |
| 5   | 31 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                          | 95.10%                  |
| 6   | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 88.00%                  |
| 7   | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 75.00%                  |
| 8   | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 80.00%                  |
| 9   | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 65.00%                  |
| 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 | 70.00%                  |

Overall completion of Zinnia is app- 74.00%

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**Table A-TOWER-COMMERCIAL**

| S.N | TASK/ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage of work done |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1   | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.00%                 |
| 2   | 1 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 100.00%                 |
| 3   | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                            | NA                      |
| 4   | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.00%                   |
| 5   | 3 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                           | 100.00%                 |
| 6   | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 100.00%                 |
| 7   | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 100.00%                 |
| 8   | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 100.00%                 |
| 9   | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 100.00%                 |
| 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 | 100.00%                 |

Overall completion of Commercial is app- 100.00%

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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               |          | 90%                     |
| 2    | Water Supply                                          | YES               | BY GNIDA | 0%                      |
| 3    | Sewarage (chamber, lines, Septic Tank, STP)           | YES               |          | 85%                     |
| 4    | Strom Water Drains                                    | YES               |          | 88%                     |
| 5    | Landscaping & Tree Planting                           | YES               |          | 85%                     |
| 6    | Street Lighting                                       | YES               |          | 78%                     |
| 7    | Community Buildings                                   | YES               |          | 100%                    |
| 8    | Treatment and disposal of sewage and sullage water    | YES               |          | 85%                     |
| 9    | Solid Waste management & Disposal                     | YES               |          | 90%                     |
| 10   | Water conservation, Rain water harvesting             | YES               |          | 85%                     |
| 11   | Energy management                                     | YES               |          | 0%                      |
| 12   | Fire protection and fire safety requirements          | YES               |          | 85%                     |
| 13   | Electrical meter room, sub-station, receiving station | YES               |          | 85%                     |
| 14   | Retaining wall                                        |                   |          | 100%                    |

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