

# BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA  
MOBILE 09910278220

FORM-REG-1

## ARCHITECT'S CERTIFICATE

No.-212 2022

Status Date:- 30-09-22

Subject:-Certificate of Percentage of Completion of Construction Work of HI-CASTLE No. of Building(s)/ 1 Block(s) of the Project UPRERA Registration Number UPRERAPRJ17726 situated on the Plot no. 229,SECTOR-BETA-II,GREATER NOIDA Demarcated by its boundaries (latitude and longitude of the end points)28°29'06.7"N 77°30'41.5"E to the North 28°29'04.8"N 77°30'43.4"E to the South 28°29'05.3"N 77°30'43.6"E to the East 28°29'06.1"N 77°30'40.3"E to the West Tehsil DADRI Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDH NAGAR PIN-201310 admeasuring 2001 sq.mts. area being developed by HI-CASTLE REALTECH LIMITED

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the HI-CASTLE No. of Building(s)/ 1 Block(s) of the Project of the Project, situated on the Plot no. 229,SECTOR-BETA-II,GREATER NOIDA Tehsil DADRI Competent/ Development authority GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDH NAGAR PIN-201310 admeasuring 2001 sq.mts. area being developed by HI-CASTLE REALTECH LIMITED

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

- Shri Ambar Sharma as Architect
- M/s SDAC CONSULTANTS as Structural Consultant
- M/s CESPL as MEP Consultant
- Shri PRIYANSH PANDEY 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 UPRERAPRJ17726 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.

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage Work Done |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 97%                  |
| 2       | 2 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 85%                  |
| 3       | NIL number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                          | NIL                  |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                 |
| 5       | 1 Tower With 18 Slab each number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                   | 64%                  |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 9%                   |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 15%                  |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 49%                  |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 0%                   |
| 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 | 0%                   |

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

**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               | All Internal Road work in PCC/Concrete Paver Block/VDF | 0%                      |
| 2    | Water Supply                                          | Yes               | As per Authority Sanctioned Plan                       | 0%                      |
| 3    | Sewarage (chamber, lines, Septic Tank, STP)           | Yes               | As per Authority Sanctioned Plan (STP not applicable)  | 0%                      |
| 4    | Storm Water Drains                                    | Yes               | As per Authority Sanctioned Plan                       | 0%                      |
| 5    | Landscaping & Tree Planting                           | Yes               | As per Authority Sanctioned Plan                       | 0%                      |
| 6    | Street Lighting                                       | Yes               | Mix of CFL, LED Lights                                 | 0%                      |
| 7    | Community Buildings                                   | Yes               | As per drawings                                        | 15%                     |
| 8    | Treatment and disposal of sewage and sullage water    | NO                | As per Authority Sanctioned Plan                       | NA                      |
| 9    | Solid Waste management & Disposal                     | Yes               | As per Authority Sanctioned Plan                       | 0%                      |
| 10   | Water conservation, Rain water harvesting             | Yes               | As per Authority Sanctioned Plan                       | 0%                      |
| 11   | Energy management                                     | Yes               | Mix of CFL, LED Lights                                 | 0%                      |
| 12   | Fire protection and fire safety requirements          | Yes               | As Per Fire Department Norms                           | 0%                      |
| 13   | Electrical meter room, sub-station, receiving station | Yes               | As per Authority Sanctioned Plan                       | 0%                      |
| 14   | Other (Option to Add more)                            | NA                | NA                                                     | NA                      |

Yours Faithfully

  
ARCHITECT  
NITIN BHATIA, B. ARCH  
Signature & Name (AR. NITIN BHATIA) OF L.S.A. Architect  
(License NO. CA/2007/40059)  
Mob. No. 9910278220  
A-14, VIVEK VIHAR-II  
DELHI-110095