



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Form-REG-1

ARCHITECT'S CERTIFICATE

PROJECT NAME: KESHAV MAJESTIC (PHASE-4)

PROMOTER RERA REG. NO. - UPRERAPRM38515

PROJECT RERA REG NO. – UPRERAPRJ857910/01/2026

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No: MCSPL/RERA/KM/AC/63 Information as on: 30-06-2026

Date: 15.07.2026

Subject: Certificate of Percentage of work done for the Project [Project Name: Keshav Majestic - Phase-4] for the construction plan of Keshav Majestic Group Housing building (GH-02) Tower C at khasra no.-83 situated at mauja Sunrakh Banger, Vrindavan Teh. & Distt. Mathura. demarcated by its boundaries (latitude: 27.585317 and longitude: 77.659592 of the end-points) to the North, to the South, to the East to the West admeasuring 6129.00 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515.

I, Surbhi Sharma have undertaken assignment as Architect of certifying Percentage of Completion Work of Project [Project Name: Keshav Majestic -Phase-4] for the construction plan of Keshav Majestic Group Housing building (GH-02) Tower C at khasra no.-83 situated at mauja Sunrakh Banger, Vrindavan Teh. & Distt. Mathura. demarcated by its boundaries (latitude: 27.585317 and longitude: 77.659592 of the end-points) to the North, to the South, to the East to the West admeasuring 6129.00 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515.

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

- (i) Modcon Creative Sketchers Pvt. Ltd. (Ar. Surbhi Sharma) as Architect
- (ii) Modcon Creative Sketcher Pvt. Ltd. (Daya Shankar Sharma) as Structural Consultant
- (iii) Modcon Creative Sketcher Pvt. Ltd. (Daya Shanker Sharma) as MEP Consultant
- (iv) Shri Prashant Sharma as Site Supervisor

2-Based on Site Inspection, with respect to Tower - C of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for the Tower - C of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Table – A

TOWER NAME-TOWER-C

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	90%	20-10-2025	30-09-2026
2	Total Number of Basement and Plinth	1	9.25%	20-10-2025	30-06-2027
3	Total Number of Podiums	0	0%	N.A.	N.A.
4	Stilt Floor	1	0%	01-07-2026	31-08-2028
5	Total Number of Slabs of Super Structure	14	0%	01-12-2026	30-09-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	14	0%	01-01-2027	30-09-2029
7	Sanitary Fittings within the Flat/Premises,	14	0%	01-06-2027	30-09-2030
8	Electrical Fitting within the Flat/Premises	14	0%	01-10-2027	30-09-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	14	0%	01-10-2027	30-09-2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	14	0%	01-06-2027	30-09-2030
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	14	0%	01-06-2027	30-09-2030
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	14	0%	01-04-2027	30-09-2030

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com



Modcon | A GROUP OF ARCHITECTS
ENGINEERS & VALUERS

Modcon Creative Sketcher Pvt. Ltd.
A Complete Solution of Construction

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	30-06-2026	31-03-2029
2	Water Supply/Drinking Water Facilities	0%	31-08-2026	30-09-2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	31-08-2026	30-09-2030
4	Storm Water Drain	0%	30-09-2026	30-09-2030
5	Landscaping & Tree Planting	0%	30-06-2026	30-08-2030
6	Street Lighting	0%	30-08-2027	31-07-2030
7	Community Buildings	0%	N.A.	N.A.
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	N.A.	N.A.
9	Solid Waste Management & Disposal	0%	N.A.	N.A.
10	Water Conservation, Rainwater Harvesting	0%	30-06-2027	30-09-2030
11	Energy Management/Use of Renewable Energy	0%	N.A.	N.A.
12	Fire Protection and Fire Safety Requirements	0%	N.A.	N.A.
13	Electrical Sub Station, Control Panel & Meter Room	0%	30-08-2027	31-08-2030
14	Receiving Station	N.A.	N.A.	N.A.
15	Plan of Development Works	N.A.	N.A.	N.A.
16	Emergency Evacuation Services	0%	30-11-2027	30-06-2030
17	Common Facilities in Basement	0%	30-06-2027	30-08-2030
18	Others, if any (please specify)	0%	30-06-2027	30-09-2030

72c06d3b-78ee-4e13-9ae3-8963ee11e02c
Digitally signed by
72c06d3b-78ee-4e13-9ae3-8963ee11e02c
Date: 2026.07.15 11:53:37 +05'30'

Yours Faithfully

Ar Surbhi Sharma

B. Arch

COA NO. CA/2018/100630

**Signature & Name (IN BLOCK LETTERS)
OF Architect Surbhi Sharma
(License NO CA/2018/100630)**

Regd. office: G-5, Kaveri Center, Sanjay Place, Agra, U.P. (282002)
Ph: +91 562-2522511, M:9927056311, Email: modconagra@gmail .com