

ARCHITECT'S CERTIFICATE

Form-REG-1

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 05-07-2026

Information as on 28.06.2026

Subject: Certificate of Percentage of work done for the Project <Agastya's Avenue> <Project_Registration_No- Being Applied > situate in PART OF KHASRA NO. 2120, MAUJA JAIT, TEH.&DIST. MATHURA Competent / Development Authority Mathura-Vrindavan Development Authority District Mathura PIN_281001 admeasuring 17090 sq.mts. area being developed by [JANAMBHUMI IRON PVT.LTD , Promoter ID- UPRERAPRM361193]

I, Ankur Verma have undertaken assignment as Architect for certifying Percentage of work done for the Project <Agastya's Avenue> <Project_Registration_No- Being Applied > situate in PART OF KHASRA NO. 2120, MAUJA JAIT, TEH.&DIST. MATHURA Competent / Development Authority Mathura-Vrindavan Development Authority District Mathura PIN_281001 admeasuring 17090 sq.mts. area being developed by [JANAMBHUMI IRON PVT.LTD , Promoter ID- UPRERAPRM361193]

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) . AR ANKUR VERMA as Licensed Surveyor / Architect
- (ii) . Er. VISHAL SOLANKI as Structural Consultant
- (iii) . Er. SAMBHAV JAIN as MEP Consultant
- (iv) . Er. NAVEEN as Site Supervisor

2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers 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 each of the Buildings/Wings /Blocks/Towers 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.

Table - A

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	N.A	N.A	N.A	N.A
2	Total Number of Basement and Plinth	N.A	N.A	N.A	N.A
3	Total Number of Podiums	N.A	N.A	N.A	N.A
4	Stilt Floor	N.A	N.A	N.A	N.A
5	Total Number of Slabs of Super Structure	N.A	N.A	N.A	N.A
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	N.A	N.A	N.A	N.A
7	Sanitary Fittings within the Flat/Premises,	N.A	N.A	N.A	N.A
8	Electrical Fitting within the Flat/Premises	N.A	N.A	N.A	N.A
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	N.A	N.A	N.A	N.A



10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	N.A	N.A	N.A	N.A
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.	N.A	N.A	N.A	N.A
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.	N.A	N.A	N.A	N.A

(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.....)

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	75.00%	01.04.2026	30.09.2026
2	Water Supply/Drinking Water Facilities	20.70%	01.01.2026	31.12.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	70.00%	01.04.2026	31.03.2030
4	Storm Water Drain	20.00%	01.04.2026	31.03.2030
5	Landscaping & Tree Planting	0.00%	01.07.2026	30.06.2027
6	Street Lighting	0.00%	01.01.2026	31.12.2026
7	Community Buildings		N.A	N.A
8	Treatment & Disposal of Sewage and Sullage water /STP	70.00%	01.04.2026	31.12.2026
9	Solid Waste Management & Disposal		01.01.2026	31.12.2026
10	Water Conservation, Rainwater Harvesting	20.00%	01.01.2026	30.09.2026
11	Energy Management/Use of Renewable Energy		N.A	N.A
12	Fire Protection and Fire Safety Requirements		N.A	N.A
13	Electrical Sub Station, Control Panel & Meter Room	20.00%	01.01.2026	31.12.2026
14	Receiving Station		N.A	N.A
15	Plan of Development Works		N.A	N.A
16	Emergency Evacuation Services		N.A	N.A
17	Common Facilities in Basement		N.A	N.A
18	Others, if any Boundary wall etc..	70.00%	01.01.2026	31.03.2026

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect
(License no)
Mobile No.
Email ID

Ar. ANKUR VERMA
Reg. No. CA/2018/95612
1/168 Avas Vikas Colony
Sikandra Agra

ANKUR VERMA

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: **Fill**

Information as on 30.06.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project <Agastya's Avenue> <Project_Registration_No- Being Applied > situate in PART OF KHASRA NO. 2120, MAUJA JAIT, TEH.&DIST. MATHURA Competent / Development Authority Mathura-Vrindavan Development Authority District Mathura PIN_281001 admeasuring 17090 sq.mts. area being developed by [JANAMBHUMI IRON PVT.LTD , Promoter ID- UPRERAPRM361193]

I/We Vishal Solanki have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project <Agastya's Avenue> <Project_Registration_No- Being Applied > situate in PART OF KHASRA NO. 2120, MAUJA JAIT, TEH.&DIST. MATHURA Competent / Development Authority Mathura-Vrindavan Development Authority District Mathura PIN_281001 admeasuring 17090 sq.mts. area being developed by [JANAMBHUMI IRON PVT.LTD , Promoter ID- UPRERAPRM361193]

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) . AR ANKUR VERMA as Licensed Surveyor / Architect
- (ii) . Er. VISHAL SOLANKI as Structural Consultant
- (iii) . Er. SAMBHAV JAIN as MEP Consultant
- (iv) . Er. NAVEEN as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(in Rs Lac)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	N.A	N.A	N.A	N.A	N.A	N.A
2	Total Number of Basement and Plinth	N.A	N.A	N.A	N.A	N.A	N.A
3	Total Number of Podiums	N.A	N.A	N.A	N.A	N.A	N.A
4	Stilt Floor	N.A	N.A	N.A	N.A	N.A	N.A
5	Total Number of Slabs of Super Structure	N.A	N.A	N.A	N.A	N.A	N.A
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	N.A	N.A	N.A	N.A	N.A	N.A
7	Sanitary Fittings within the Flat/Premises,	N.A	N.A	N.A	N.A	N.A	N.A
8	Electrical Fitting within the Flat/Premises	N.A	N.A	N.A	N.A	N.A	N.A
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	N.A	N.A	N.A	N.A	N.A	N.A
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	N.A	N.A	N.A	N.A	N.A	N.A
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	N.A	N.A	N.A	N.A	N.A	N.A
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.	N.A	N.A	N.A	N.A	N.A	N.A
TOTAL							

(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.....)

Table - B

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

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	₹ 1,08,10,000.00	₹ 81,07,500.00	75.00%	₹ 81,07,500.00	₹ 81,07,500.00	75.00%
2	Water Supply/Drinking Water Facilities	₹ 19,40,000.00	₹ 4,01,580.00	20.70%	₹ 4,01,580.00	₹ 4,01,580.00	20.70%
3	Sewerage (chamber, lines, Septic Tank, STP)	₹ 22,00,000.00	₹ 15,40,000.00	70.00%	₹ 15,40,000.00	₹ 15,40,000.00	70.00%
4	Storm Water Drain	₹ 83,30,000.00	₹ 16,66,000.00	20.00%	₹ 16,66,000.00	₹ 16,66,000.00	20.00%
5	Landscaping & Tree Planting	₹ 14,80,000.00	₹ 0.00	0.00%	₹ 0.00	₹ 0.00	0.00%
6	Street Lighting	₹ 27,30,000.00	₹ 0.00	0.00%	₹ 0.00	₹ 0.00	0.00%
7	Community Buildings	₹ 0.00	₹ 0.00		₹ 0.00	₹ 0.00	#DIV/o!
8	Treatment & Disposal of Sewage and Sullage water /STP	₹ 18,00,000.00	₹ 12,60,000.00	70.00%	₹ 12,60,000.00	₹ 12,60,000.00	70.00%
9	Solid Waste Management & Disposal	₹ 2,50,000.00	₹ 0.00		₹ 0.00	₹ 0.00	0.00%
10	Water Conservation, Rainwater Harvesting	₹ 8,00,000.00	₹ 1,60,000.00	20.00%	₹ 1,60,000.00	₹ 1,60,000.00	20.00%
11	Energy Management/Use of Renewable Energy	-			-	-	-
12	Fire Protection and Fire Safety Requirements	₹ 0.00	₹ 0.00		₹ 0.00	₹ 0.00	#DIV/o!
13	Electrical Sub Station, Control Panel & Meter Room	₹ 10,00,000.00	₹ 2,00,000.00	20.00%	₹ 2,00,000.00	₹ 2,00,000.00	20.00%
14	Receiving Station	-			-	-	-
15	Plan of Development Works	-			-	-	-
16	Emergency Evacuation Services	-			-	-	-
17	Common Facilities in Basement	-			-	-	-
18	Others, if any Boundary wall and Miscellaneous work	₹ 36,60,000.00	₹ 25,62,000.00	70.00%	₹ 25,62,000.00	₹ 25,62,000.00	70.00%
	TOTAL	₹ 3,50,00,000.00	₹ 1,58,97,080.00			₹ 1,58,97,000.00	

3. We estimate the Total Cost for completion of the project under reference as ₹ 35000000.00 (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30.06.2026 is ₹ 15897000.00 (Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No. 9827071707

Email ID vishal.solanki@gmail.com

(VISHAL SOLANKI)

Er. Vishal Solanki

DDP/02/2018/10133

C.A.T.-I/08/2019-20

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