



UPAAY

DESIGN & PLANNING

Office no. 105, First floor, Wave Galleria, Sec-03, Kingswood Enclave,
Wave City, Ghaziabad U.P, 201002

Form-Reg-1

No. UDP0426
Information as on 31-03-26

Date: 10-04-26

Subject: Certificate of Percentage of work done for the proposed project “Magnate Plaza” and Project Title as per approved maps: “Existing To Be Demolish And Proposed Commercial Cum Cinema Hall For Gopi Picture Private Limited At Khasra No. 2852 , 2854 Village Khekra Andar Nagar Palika Parishad Khekra , Dist. Baghpat” PROJECT situate in Village Khekra Tehsil: Baghpat, Competent / Development Authority: Baghpat Baraut Khekra Development Authority, District Bagpat, PIN: 250101 admeasuring 1567 sq. mts. area being developed by Gopi Pictures LLP having Promoter ID: UPRERAPRM373315

I **Ashish kumar singh** have undertaken assignment as Architect for certifying Percentage of work done for the project Proposed “**Magnate Plaza**” and Project Title as per approved maps: “Existing To Be Demolish And Proposed Commercial Cum Cinema Hall For Gopi Picture Private Limited At Khasra No. 2852 , 2854 Village Khekra Andar Nagar Palika Parishad Khekra , Dist. Baghpat” PROJECT situate in Village Khekra Tehsil: Baghpat, Competent / Development Authority: Baghpat Baraut Khekra Development Authority, District Bagpat, PIN: 250101 admeasuring 1567 sq. mts. area being developed by Gopi Pictures LLP having Promoter ID: UPRERAPRM373315.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt **Upaay Design & Planning** as Architect
- (ii) M/s/Shri/Smt **Rzest Consultant** as Structural Consultant
- (iii) M/s/Shri/Smt **Ravi Kant** as MEP Consultant
- (iv) M/s/Shri/Smt **Bhuvan Chandra** 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/Item	% Work done	Activity Start Date	Activity End Date
01.	Excavation	01	100%	01-02-25	30-05-25
02.	Total Number of Basement and Plinth	02	60%	01-11-25	31-03-26
03.	Total Number of Podiums	0			
04.	Stilt Floor	0			
05.	Total Number of Slabs of Super Structure	03	0%	01-04-26	30-06-26
06.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	01-07-26	31-12-26
07.	Sanitary Fittings within the Flat/Premises	1	0%	01-01-27	31-01-27
08.	Electrical Fitting within the Flat/Premises	1	0%	01-02-27	31-03-27
09.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	01-04-27	31-05-27
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1	0%	01-04-27	31-07-27
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.	1	0%	01-08-27	30-09-27
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.	1	0%	01-10-27	31-12-27



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%	01-04-27	31-07-27
2.	Water Supply/Drinking Water Facilities	0%	01-04-27	31-07-27
3.	Sewerage (chamber, lines, Septic Tank, STP)	0%	01-04-27	31-07-27
4.	Storm Water Drain	0%	01-04-27	31-07-27
5.	Landscaping & Tree Planting	0%	01-01-28	31-01-28
6.	Street Lighting	0%	01-08-27	30-09-27
7.	Community Buildings	N.A		
8.	Treatment & Disposal of Sewage and Sullage water /STP	N.A		
9.	Solid Waste Management & Disposal	0%	01-01-28	31-01-28
10.	Water Conservation, Rainwater Harvesting	0%	01-04-27	31-07-27
11.	Energy Management/Use of Renewable Energy	0%	01-01-28	31-03-28
12.	Fire Protection and Fire Safety Requirements	0%	01-08-27	30-09-27
13.	Electrical Sub Station, Control Panel & Meter Room	0%	01-10-27	31-12-27
14.	Receiving Station	N.A		
15.	Plan of Development Works	0%	01-02-25	31-03-28
16.	Emergency Evacuation Services	0%	01-08-27	30-09-27
17.	Common Facilities in Basement	0%	01-08-27	31-03-28
18.	Others, if any (please specify)	0%	01-02-25	31-03-28

Yours Faithfully

ASHISH KUMAR SINGH

Architect & Urban planner

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