

**Form-REG-1**

Date:-13/10/2023

## ARCHITECT'S CERTIFICATE

**M/s Capable Buildwell Pvt. Ltd.**

**Add.:- B-707 & 708, 7th Floor Tower B, Plot**

**No B-08, Noida One Building, Sector-62,**

**Noida-201301 U.P**

**Subject:-** Certificate of Estimates for Completion of Construction Work of the Project CAPABLE THE EMPORIA [UPRERA Registration Number- UPRERAPRJ769268] situated on the over Khasra No. 919 Village Noor Nagar, Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) 28°42'24.52"N,77°24'54.79"E to the North 28°42'17.39"N,77°24' 57.17"E to the South 28°42'20.17"N, 77°24'59.87"E to the East 28°42'22.31"N ,77°24'57.17"E to the West of village Noor Nagar Tehsil Ghaziabad Competent/ Development authority GDA District Ghaziabad PIN 201001 Competent/ Development authority GDA District Ghaziabad PIN 201001 admeasuring 9950.00sq.mts. area being developed by M/s Capable Buildwell Pvt. Ltd.

I/We Anuj Agarwal Architects have undertaken assignment as Architect for certifying Percentage of Completion Work of the Project CAPABLE THE EMPORIA, situated on the Khasra No. 919 Village Noor Nagar, Ghaziabad, admeasuring 9950.00 sq.mts. area being developed by M/s Capable Buildwell Pvt. Ltd.

Following technical professionals are appointed by Owner / Promotor :-

- Mr. Anuj Agarwal Architect
- Shri Arvind Gupta Consultants structure Consultant
- M/s Ajay Kumar Associates as Electrical Consultant & M/s Krim Engineering Services Pvt. Ltd. as Plumbing & Fire Fighting Consultant.
- Sh. Harpal singh as Site Supervisor on behalf of M/s Capable Buildwell Pvt. Ltd.

Based on Site Inspection date-30/09/2023, with respect to each of the Buildings /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/ Towers of the Real Estate Project as registered vide number [UPRERAPRJ769268 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.

| TABLE - A |                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Sr. No.   | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                                   | Work done % |
| 1         | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                      | 90%         |
| 2         | 2 number of Basement(s)                                                                                                                                                                                                                                                                                                                                                                                                         | 26%         |
| 3         | No of Podium                                                                                                                                                                                                                                                                                                                                                                                                                    | N.A         |
| 4         | Structure work number of stilt floor                                                                                                                                                                                                                                                                                                                                                                                            | N.A         |
| 5         | Super Structure work of G+5 floor                                                                                                                                                                                                                                                                                                                                                                                               | 0%          |
| 6         | Internal walls, Internal Plaster, fixing doors and Windows frame in each of the Flats/Premises                                                                                                                                                                                                                                                                                                                                  | 0%          |
| 7         | Internal Sanitary & electrical work Fittings within the Flat/Premises, Electrical Fittings within the Flat/ premises                                                                                                                                                                                                                                                                                                            | 0%          |
| 8         | Structure work of Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts.                                                                                                                                                                                                                                                                                                                                   | 0%          |
| 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%          |



**TABLE - B****Internal & External Development Works in Respect of the Entire Registered Phase**

| Sr. No | Common Areas and Facilities, Amenities                | Proposed (Yes/No) | Details                                                                                                                                                                                        | Work done % |
|--------|-------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1      | Internal Roads & Footpaths                            | Yes               | Cement Concrete Internal Road (CC Road Above the 2 Corse of WBM) and Footpaths in Interlocking Pavers                                                                                          | N.S         |
| 2      | Water Supply                                          | Yes               | Water to be provided by the GDA and developer will make UGT of capacity as per norms.                                                                                                          | N.S         |
| 3      | Sewarage (chamber, lines, Septic Tank, STP)           | Yes               | Main Sewer line has been designed as per norms and partially lay in basement ceiling and will finally connect to STP                                                                           | N.S         |
| 4      | Strom Water Drains                                    | Yes               | Underground system using uPVC (SN-4) & mesonary chamber's sewer pipes                                                                                                                          | N.S         |
| 5      | Landscaping & Tree Planting                           | Yes               | Landscape and Tree Planting has been designed by as per authority guidelines                                                                                                                   | N.S         |
| 6      | Street Lighting                                       | Yes               | Designed has been done as per UP electricity board guidelines and shall be provided necessary switch-gear etc. for distributing electricity at LT voltage                                      | N.S         |
| 7      | Community Buildings                                   | N.A               | N.A                                                                                                                                                                                            | N.A         |
| 8      | Treatment and disposal of sewage and sullage water    | Yes               | STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer. | N.S         |
| 9      | Solid Waste management & Disposal                     | Yes               | Manual collection and organic waste converter shall be provided in the project                                                                                                                 | N.S         |
| 10     | Water conservation, Rain water harvesting             | Yes               | Recycling of treated water and rain water syestem to be provide                                                                                                                                | N.S         |
| 11     | Energy management                                     | Yes               | Single point metering will be there for energy purchased from the grid/ power supply company.                                                                                                  | N.S         |
| 12     | Fire protection and fire safety requirements          | Yes               | Fire tender path shall be provided as per NBC. Fire fighting systems along with pumps and water storage tanks shall be provided as per NBC &NOC from fire dept.                                | N.S         |
| 13     | Electrical meter room, sub-station, receiving station | Yes               | Staircases shall be provided In Basement & all the Towers for fire/ emergency exit as per norms.                                                                                               | N.S         |
| 14     | Other (Option to Add more)                            | NA                | NA                                                                                                                                                                                             | NA          |

**Yours Faithfully****Signature & Name (IN BLOCK LETTERS) OF Architect****(License NO.....)**