

ARCHITECT'S CERTIFICATE

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

No.....

Date:09-07-26

Information as on -30-06-2026

Subject: Certificate of Percentage of Completion of Construction Work of Commercial Cum Multiplex Building or 1 of commercial cum multiplex tower/block of the project name **58 High Street UPRera REGN NO.**

UPRERAPRJ568355 situated on the Khasra No./ Plot no. 1102M, vill. Noornagar(Raj Nagar Extension, Ghaziabad, Uttar Pradesh demarcated by its boundaries demarcated by its boundaries 28.699989"N 77.426204"N (latitude & longitude of the end-point) to the North, 28.69906"S 77.426407 "S to the south, 28.699535"E 77.426759'E to the East and 28.699533"W 77.425766"W to the west of village Tehsil - Ghaziabad Competent/ Development authority Ghaziabad Development Authority, District - Ghaziabad, PIN- 201017, admeasuring 5376 sq.mts. area being developed by [Charms India Private Limited](RERA Registration no.-UPRERAPRJ568355

I/We Gaurav Singla have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of Commercial Cum Multiplex Building or 1 of commercial cum multiplex tower/block of the project name **58 High Street UPRera REGN NO. UPRERAPRJ568355** situated on the Khasra No./ Plot no. 1102M,vill. Noornagar(Raj Nagar Extension Ghaziabad competent/ development authority Ghaziabad Development Authority, District- Ghaziabad, PIN-201017 admeasuring 5376 sq.mts. area being developed by [M/s Charms India Private Limited]

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt Singla Architect & Associates as Architect
- (ii) M/s/Shri/Smt R Zest Consultant . as Structural Consultant
- (iii) M/s/Shri/Smt We Design Consultant as MEP Consultant
- (iv) M/s/Shri/Smt Rajender Kumar Yadav as Site Incharge

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		% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	May 19	Jun 19
2	Total Number of Basement and Plinth		100%	Jul 19	Jan 20
3	Total Number of Podiums			-	-
4	Ground floor		100%	Sep 20	Oct 20
5	Total Number of Slabs of Super Structure		100%	Nov 20	Oct 25
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100%	Oct 21	Oct 25
7	Sanitary Fittings within the Flat/Premises,		90%	Dec 24	Till now
8	Electrical Fitting within the Flat/Premises		90%	Dec 24	Till now
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		90%	Oct 21	Till now
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		90%	May 25	Till now
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.		90%	May 25	Till now
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.		75%	Dec 25	Till now
(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	70%	Dec 25	till now
2	Water Supply/Drinking Water Facilities	60%	Apr 26	till now
3	Sewerage (chamber, lines, Septic Tank, STP)	75%	Apr 26	till now
4	Storm Water Drain	70%	Mar 26	till now
5	Landscaping & Tree Planting	80%	Mar 26	till now
6	Street Lighting	60%	Apr 26	till now
7	Community Buildings			Dec 19
8	Treatment & Disposal of Sewage and Sullage water /STP	70%	Jan 26	till now
9	Solid Waste Management & Disposal	60%	Jan 26	till now
10	Water Conservation, Rainwater Harvesting	70%	Apr 26	till now
11	Energy Management/Use of Renewable Energy	0%		
12	Fire Protection and Fire Safety Requirements	75%	May 25	till now
13	Electrical Sub Station, Control Panel & Meter Room	60%	Dec 25	till now
14	Receiving Station	90%	Dec 25	till now
15	Plan of Development Works	70%	Apr 26	till now
16	Emergency Evacuation Services	60%	Feb 26	
17	Common Facilities in Basement	60%	May 25	till now
18	Others, if any (please specify)	70%	May 25	till now

Yours faithfully

GAURAV SINGLA

(License No. A/2012/55623)

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