



ARCHITECT'S CERTIFICATE

Date: 31st Dec. 2023

M/s Asteroid Shelters Homes Pvt. Ltd.
19th Floor, plot no. C-03, Sector-4,
Noida, Gautam Budh Nagar U.P.

Subject:- Certificate of percentage of Completion of Construction Work of the Project SAWASDEE CENTRE situated on the Plot no. 2B/ INS-5, Sector 2B, Vasundhara, Ghaziabad, U.P., admeasuring 3848.88 sq.mts. area being developed by M/s Asteroid Shelters Homes Pvt. Ltd. (UPRERA Registration Number :- UPRERAPRJ778592)

We M/S Modarch India have undertaken assignment as Architect for certifying Percentage of completion work of the Project Sawasdee Centre, situated on the Plot no 2B/ INS-5, Sector 2B, Vasundhara, Ghaziabad, U.P., admeasuring 3848.88 sq.mts. area being developed by M/s Asteroid Shelters Homes Pvt. Ltd. .

Following technical professionals are appointed by Owner / Promotor :-

- (i) Mr. Amit Kumar C/O M/s Modarch India as Architect.
- (ii) Mr. Maqsood E Nazar C/O M/s NNC Design International as Structural Consultant
- (iii) Mr. Bikram C/O M/s V.Consulting as MEP Consultant
- (iv) Mr. Sarbjeet Singh as GM on behalf of M/s Asteroid Shelters Homes Private Limited

Based on Site Inspection, 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 under UPRERAPRJ778592 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	100%
2	2 number of Basement(s) and Plinth	100%
3	Super Structure	100%
4	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	60%
5	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	40%
6	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
7	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	70%
8	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	18.5%



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		50%
2	Water Supply	Yes		60%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		40%
4	Storm Water Drains	Yes		75%
5	Landscaping & Tree Planting	Yes		20%
6	Street Lighting	Yes		0%
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	Yes		40%
9	Solid Waste management & Disposal	Yes		20%
10	Water conservation, Rain water harvesting	Yes		90%
11	Energy management	Yes		0%
12	Fire protection and fire safety requirements	Yes		60%
13	Electrical meter room, sub-station, receiving station	Yes		5%
14	Other (Option to Add more)	NO	NA	NA

Yours Faithfully

Mr. Amit Kumar
Principal Architect,

COA Regd. No : CA\98\22706

MODARCHINDIA

Prop.

