

ARCHITECT'S CERTIFICATE

FORM-Q

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.1

Date: 31-12-2024

Subject: Certificate of Percentage of Completion of Construction Work of Commercial project No. of 1 Building Commercial of the Phase of the Project "Gaur World Smart Street" UPRERA Registration Number UPRERAPRJ674297 situated on Plot No. C-01, Sector-16 B, Greater Noida, (U.P.), demarcated by its boundaries (latitude and longitude of the end-points) 28.6072, 29.6085, 77.4429, 77.441 of Tehsil Dadri, District Gautam Budh Nagar, PIN - 201036 admeasuring 19987 sq. meter area, being developed by the company by M/s Fastidious Buildmart Private Limited having RERA Registration No. UPRERAPRJ674297.

I Ateesh Agarwal have undertaken assignment as Architect of certifying Percentage of Completion Work of the Commercial project No. of 1 Building Commercial Phase of the Project "Gaur World Smart Street", situated on Plot No. C-01, Sector-16 B, Greater Noida, (U.P.) Tehsil Dadri, District Gautam Budh Nagar, PIN - 201036 admeasuring 19987 sq. meter area, being developed by the company by M/s Fastidious Buildmart Private Limited having RERA Registration No. UPRERAPRJ674297.

I. Following technical professionals are appointed by owner / Promotor :-
 (i) Shri Ateesh Agarwal (Atwin) as Architect
 (ii) Shri V.D Sharma as Structural Consultant
 (iii) M/s CESPL as MEP Consultant
 (iv) Shri Anand Singh as Site Incharge

Based on Site Inspection, with respect to each of the Buildings/Blocks/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/Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ674297 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

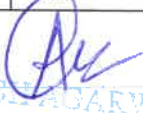
Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100.00%
2	3 number of Basement(s) and Plinth	100.00%
3	0 number of Podiums	N.A
4	0 Stilt Floor	N.A
5	8 number of Slabs of Super Structure	100.00%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100.00%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	100.00%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100.00%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100.00%
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/CR2 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	100.00%

Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	All the work is done as per site layout	100.00%
2	Water Supply	Yes	All the work is done as per site layout	100.00%
3	Sewerage (chamber, lines, Sertic Tank, STP)	Yes	All the work is done as per site layout	100.00%
4	Storm Water Drains	Yes	All the work is done as per site layout	100.00%
5	Landscaping & Tree Planting	Yes	All the work is done as per site layout	100.00%
6	Street Lighting	Yes	All the work is done as per site layout	100.00%
7	Community Buildings	N.A	N.A	N.A
8	Treatment and disposal of sewage and sullage water	Yes/STP	All the work is done as per site layout	100.00%
9	Solid Waste management & Disposal	Yes/STP	All the work is done as per site layout	100.00%
10	Water conservation, Rain water harvesting	Yes	All the work is done as per site layout	100.00%
11	Energy management	Yes	All the work is done as per site layout	100.00%
12	Fire protection and fire safety requirements	Yes	All the work is done as per site layout	100.00%
13	Electrical meter room, sub-station, receiving station	Yes	All the work is done as per site layout	100.00%
14	Other (Option to Add more)	N.A	N.A	N.A

Yours Faithfully


A. ATEESH AGARWAL
 ARCHT. DIR. PLGT. MGMT (LONDON)
 F-89, GREEN PARK, NEW DELHI-110016
 (License No. CA/2003/31212)
 T-11-A-1879

दिनांक 23.10.2024

सेवा में,

श्रीमान सचिव महोदय
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन राज्य नियोजन संस्थान
कालांकर हाउस, ओल्ड हेदराबाद, लखनऊ 226007
उत्तर प्रदेश

विषय :- वाणिज्यिक परियोजना गौड़ वर्ल्ड स्ट्रीट (गौड़ वर्ल्ड स्मार्ट स्ट्रीट) स्थित प्लॉट नं-सी-1ए, सेक्टर-16बी, ग्रेटर नोएडा के विकास कार्य को दो चरणों में कराने के सम्बन्ध में।

सन्दर्भ :- यू0पी0 रेरा फार्म-सी - **UPRERAPRJ674297** गौड़ वर्ल्ड स्ट्रीट (गौड़ वर्ल्ड स्मार्ट स्ट्रीट) फार्म-सी (छायाप्रति इस पत्र का संलग्नक-1)।

आदरणीय महोदय,

उपरोक्त विषयक एवं सन्दर्भित पत्रांक के सम्बन्ध में सादर अवगत कराना है कि प्रार्थी कम्पनी मैसर्स फास्टीडियस बिल्डमार्ट प्रा. लि. की वाणिज्यिक परियोजना गौड़ वर्ल्ड स्ट्रीट (गौड़ वर्ल्ड स्मार्ट स्ट्रीट) स्थित प्लॉट नं- सी-1ए, सेक्टर-16बी, ग्रेटर नोएडा उ0प्र0 रेरा के अन्तर्गत पंजीकृत परियोजना है जिसका रेरा पंजीकरण संख्या **UPRERAPRJ674297** है। इस योजना के रेरा पंजीकरण की वैधता दिनांक 17.03.2028 तक की है। (फार्म-सी की छायाप्रति संलग्नक-1)

महोदय जी को अवगत कराना है कि उक्त वाणिज्यिक परियोजना अपेक्षाकृत एक बड़ी परियोजना है जिसका भूखण्ड क्षेत्रफल 19987.00 वर्गमीटर एवं अनुमन्य एफ.ए.आर 83945.40 वर्गमीटर है (स्वीकृत पत्र एवं साईट प्लान की छायाप्रति संलग्नक-2)। वर्तमान में क्षेत्र में वाणिज्यिक परियोजना की स्थिति अनुकूल न होने के कारण प्रार्थी कम्पनी ने अपने उक्त भूखण्ड क्षेत्रफल का दो ब्लॉकों में प्रस्तावित किया है ताकि इस भूखण्ड क्षेत्रफल पर निर्माण कार्य को दो पृथक-पृथक फेजेस् में सम्पन्न किया जा सके। जिसके क्रम में प्रार्थी कम्पनी द्वारा फेज-1 का निर्माण कार्य संलग्न मानचित्र के अनुसार पूर्ण कर लिया गया तथा फेज-2 के विकास कार्य हेतु सम्बन्धित प्राधिकरण से पुनः मानचित्र स्वीकृत कराये जाने की प्रक्रिया जारी है, जिसका प्लान इस पत्र में संलग्न साईट प्लॉन में भी प्रदर्शित किया गया है (साईट प्लान की छायाप्रति संलग्नक-3) और जिसका विवरण निम्नवत है :-

कमश:.....2



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क्रम0 सं-	विवरण	फेज-1	फेज-2	कुल
1	भूखण्ड क्षेत्रफल का भाग (वर्गमीटर)	14016.00	5971.00	19987.00
2	ग्राउण्ड कवरेज (वर्गमीटर)	6211.20	1783.60	7994.80
3	एफ0ए0आर (वर्गमीटर)	54130.75	29814.65	83945.40
4	टिप्पणी	सम्पूर्णता/अधिभोग प्रमाण* पत्र ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण से प्राप्त किया जा चुका है	अभी तक स्थल पर निर्माण कार्य आरम्भ नहीं किया गया है।	

*ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा निर्गत अधिभोग प्रमाण पत्र संख्या- CC-5189 दिनांकित 17.03.2023 (अधिभोग प्रमाण पत्र दिनांकित 17.03.2023 की छायाप्रति संलग्नक-4) एवं CC-6850 दिनांकित 03.11.2023 (अधिभोग प्रमाण पत्र दिनांकित 03.11.2023 की छायाप्रति संलग्नक-5)

महोदय यहाँ भी अवगत कराना है कि वर्तमान में परियोजना के आस पास के परिक्षेत्र में क्रेताओं द्वारा वाणिज्यिक यूनिट/स्पेस के प्रति कम मांग के बावजूद भी प्रार्थी कम्पनी ने अपनी परियोजना के उक्त भूखण्ड के कुल क्षेत्रफल में से 14016 वर्गमीटर क्षेत्रफल पर फेज-1 के रूप में इसका निर्माण कार्य तीव्र गति से पूर्ण कर इसका अधिभोग प्रमाण पत्र प्राप्त कर लिया गया है।

महोदय वर्तमान में वाणिज्यिक परियोजनाओं की परिस्थित अनुकूल न होने के कारण प्रार्थी कम्पनी ने शेष भूखण्ड क्षेत्रफल 5971.0 वर्गमीटर जिसमें प्रार्थी कम्पनी द्वारा किसी भी प्रकार की कोई बुकिंग या किसी प्रकार से कोई विक्रय नहीं किया गया है को भविष्य में सम्बन्धित विकास प्राधिकरण से अनुमोदन कराकर एवं रेरा प्राविधानों के अनुसार रेरा कार्यालय में अलग से नया रेरा पंजीकरण कराते हुए फेज-2 में इसका विकास कार्य किया जायेगा।

महोदय प्रार्थी कम्पनी द्वारा उक्त परियोजना के कुल भूखण्ड क्षेत्रफल 19987.00 वर्गमीटर में से भूखण्ड क्षेत्रफल 14016 वर्गमीटर पर मानचित्र स्वीकृत कराते हुए फेज-1 में इसका निर्माण कार्य पूर्ण कर अधिभोग प्रमाण पत्र प्राप्त कर लिया गया है अतः उक्त रेरा पंजीकरण संख्या **UPRERAPRJ674297** के अन्तर्गत पंजीकृत उक्त परियोजना के फेज-1 के पूर्ण किये गये निर्माण कार्य को उक्त परियोजना को पूर्ण माना जाये, जिस हेतु यदि कोई आवश्यक दस्तावेज आपके कार्यालय में उपलब्ध कराये जाने हेतु प्रार्थी कम्पनी को अवगत कराया जाये। आपकी अति कृपा होगी।

प्रार्थी
मैसर्स फास्टीडियस बिल्डमार्ट प्रा0 लि0

 अधिकृत हस्ताक्षरकर्ता

संलग्नक :- उपरोक्तानुसार

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number **UPRERAPRJ674297**

Project Name : Gaur World Street

Project Address : Tehsil - Dadri, District - Gautam Buddha Nagar

1.FASTIDIOUS BUILD MART PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at GAUR BIZ PARK, PLOT NO.1, ABHAY KHAND-II, INDIRAPURAM, GHAZIABAD .

2.This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 9 years commencing from 16-10-2019 and ending with 17-03-2028 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.

Greater Noida Industrial Development Authority

Plot No. 01, Sector-KP-IV, Greater Noida City, Distt. G.B.Nagar

G/(BP)/4360(S)/2019/6145...

Dated:- 19 / 09 / 2019

To,

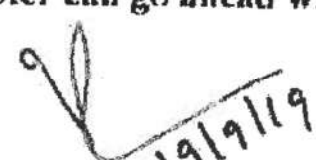
M/s Fastidious Buildmart Pvt. Ltd.
Gaur Biz park, Plot No.-01 Abhay Khand-II
Indirapuram, Ghaziabad.
Pincode-201014.

Sir,

With reference to your application no C-67887 dated- 09.09.2019, for grant of Sanction of Building plan on Commercial Plot no. C-01A Sector-16B, Greater Noida. I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is up to-5 Years
3. In case of allotment is cancelled/lease is determined for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. Time extension charge shall be payable as applicable.
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pejometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
18. The Construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.
19. The Promoter shall inform the office of S.M (Arch.) for site visit when construction upto Plinth level and Ground floor slab level is reached. After clearance from planning department the promoter can go ahead with construction beyond plinth level & Ground floor slab.

Incl: Copy of sanctioned drawings ()
 Copy to: G.M. (Engg.) for information and n.a.
 Copy to: System for information and n.a.


 Senior Manager (Arch.)

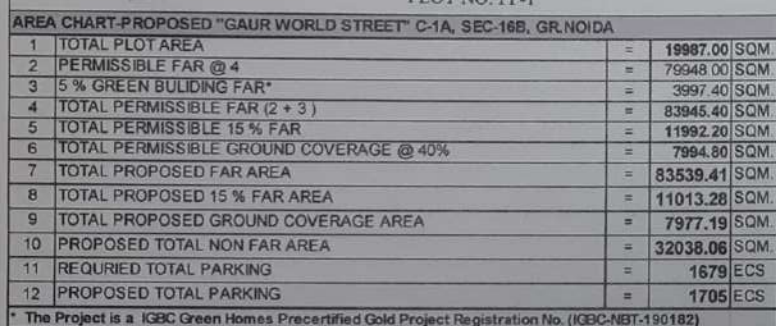

 Senior Manager (Arch.)

Key Plan

Plot No. = C-1A
Plot Area = 10,987.00 Sq. M.

PLOT NO. 14

PLOT NO. 15



SECTION THRU RAFT

DETAIL OF CULVERT

TYPICAL SECTION FOR BOUNDARY WALL (SCALE INT)

[illegible]

CLIENT :-	M/S. FASTIDIOUS BUILDMART PVT. LTD. GAUR BIZ PARK PLOT NO.- 1, ASHAY KHAND- II, INDIRAPURAM, GHAZIABAD	TOWN PLANNER'S SIGN Gaur Biz Park Plot No. 01, Indirapuram, Ghaziabad-201014 (U.P.)	ARCHITECT SIGN
	PROJECT :- PROPOSED COMMERCIAL PROJECT "GAUR WORLD STREET" PLOT NO. C-1A, SEC-16 B, GREATER NOIDA		
■ SUBMISSION DRAWING			
TITLE :-	SITE PLAN & AREA DETAIL		
NORTH :-			

Plot No. = C-1A
Plot Area = 19,987.00 Sq.Mt.

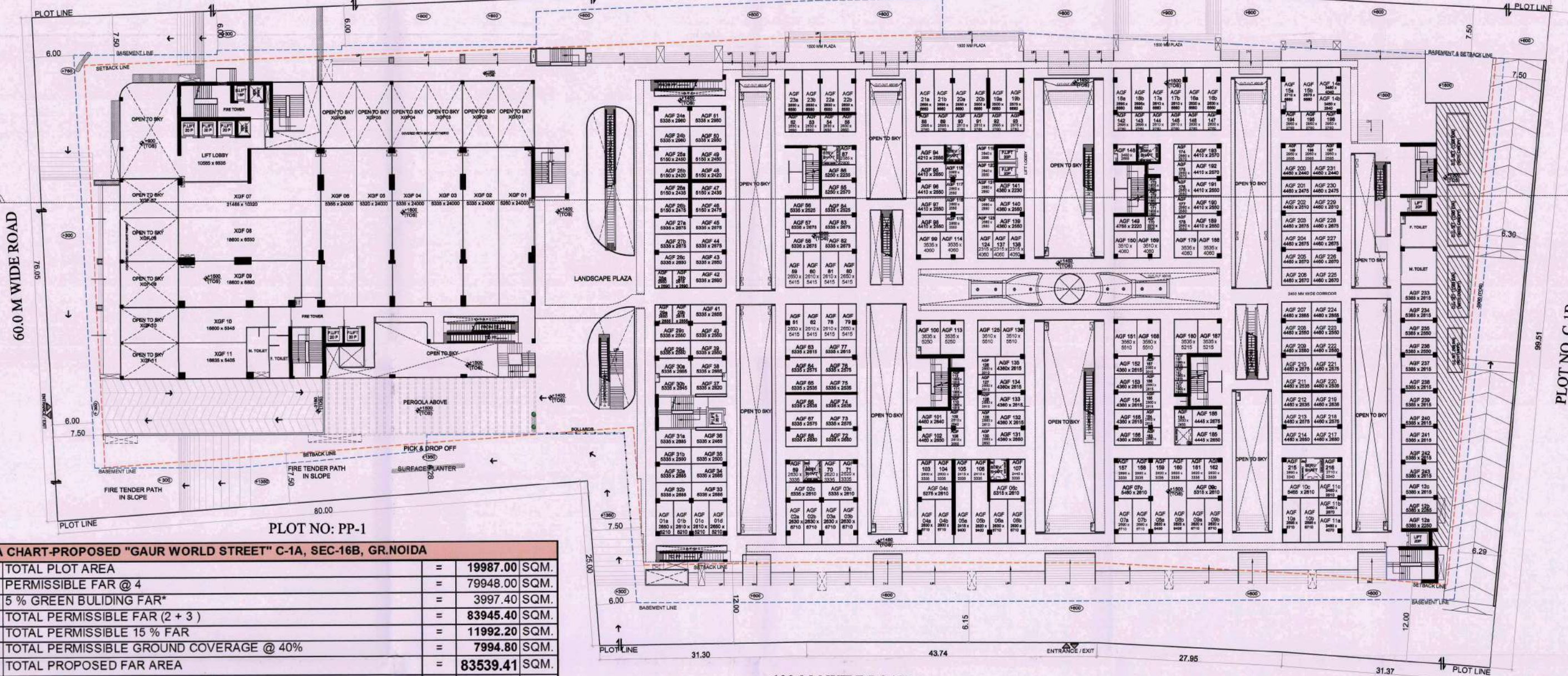
Plot No. = C-1A
Plot Area = 19,987.00 Sq.Mt.

24.0 M WIDE ROAD

37.42

30.74

79.81



PLOT NO: PP-1

130.0 M WIDE ROAD

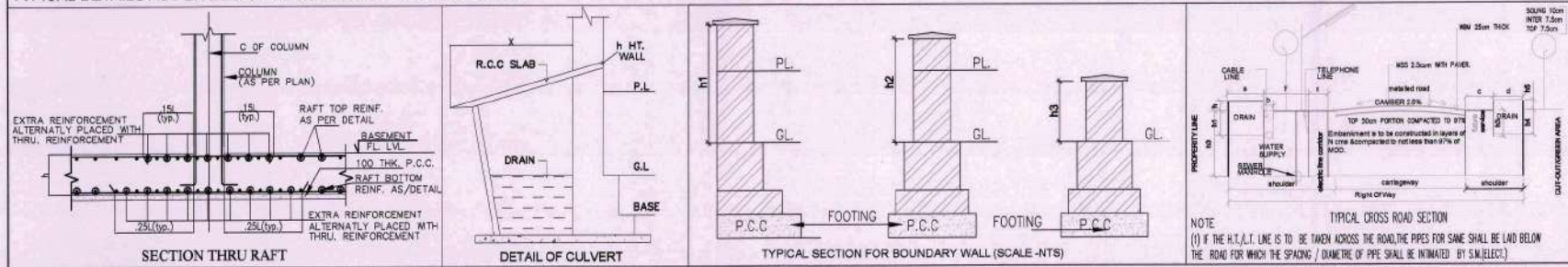
SITE PLAN / GROUND FLOOR PLAN

AREA CHART-PROPOSED "GAUR WORLD STREET" C-1A, SEC-16B, GR.NOIDA

1	TOTAL PLOT AREA	=	19987.00 SQM.
2	PERMISSIBLE FAR @ 4	=	79948.00 SQM.
3	5 % GREEN BUILDING FAR*	=	3997.40 SQM.
4	TOTAL PERMISSIBLE FAR (2 + 3)	=	83945.40 SQM.
5	TOTAL PERMISSIBLE 15 % FAR	=	11992.20 SQM.
6	TOTAL PERMISSIBLE GROUND COVERAGE @ 40%	=	7994.80 SQM.
7	TOTAL PROPOSED FAR AREA	=	83539.41 SQM.
8	TOTAL PROPOSED 15 % FAR AREA	=	11013.28 SQM.
9	TOTAL PROPOSED GROUND COVERAGE AREA	=	7977.19 SQM.
10	PROPOSED TOTAL NON FAR AREA	=	32038.06 SQM.
11	REQUIRED TOTAL PARKING	=	1679 ECS
12	PROPOSED TOTAL PARKING	=	1705 ECS

* The Project is a IGBC Green Homes Precertified Gold Project Registration No. (IGBC-NBT-190182)

TYPICAL DETAILS AS PER DESIGN REQUIREMENT / SITE CONDITIONS



LEGEND

	BASEMENT LINE
	SETBACK LINE

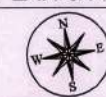
CLIENT :- M/S. FASTIDIOUS BUILDMAAT PVT. LTD.
GAUR BIZ PARK PLOT NO. - 1, ABHAY KHAND-II,
INDRAPURAM, GHAZIABAD

PROJECT :- PROPOSED COMMERCIAL PROJECT
"GAUR WORLD STREET" PLOT NO. C-1A,
SEC-16 B, GREATER NOIDA

SUBMISSION DRAWING

TITLE :- SITE PLAN & AREA DETAIL

NORTH :-



TOWN PLANNER'S SIGN

OWNER'S SIGN

ARCHITECT SIGN

DEVEDRA BHANDARI
FELLOW MEMBER
IPE (200-03)

For Fastidious Buildmaat Pvt. Ltd.

HARIOM SHUKLA
ARCHITECT
CA/2012/55413
Jawahar Park, Plot No. 1
Bhay Khand-II, Indrapuram, Gd.

DRG. NO. :-

SD-02



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

Annexure - 4

File No : **CC-5189**

Date **17/03/2023 06:26 PM**

To,

FASTIDIOUS BUILD MART PRIVATE LTD.

**UNIT NO.-105 FIRST FLOOR VARDHMAN'S SIDHANT, SHOPPING
PLAZA LSC SAVITA VIHAR, DELHI, 110092.**

Sir / Madam

With reference to your application no. **CC-5189** dated **17-Mar-2023** for grant of Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No **C-1A Block - (NONE)** in Sector in **SECTOR-16B** completed under the supervision of Technical Person or Name **Mr. ATEESH AGARWAL Architect ID:GN00586** and COA no **-CA/2003/31212** and building has been inspected by the Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence, I have to inform you that Occupancy Certificate is being granted by the Authority with the following conditions:-

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.

Yours faithfully,

Sudheer Kumar
Incharge GM(Planning)
Digitally signed by Sudheer Kumar
Date: 2023.03.17 12:26:10 +05'30'

Encl :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
 PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
 GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, (U.P.)
 Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

File No : CC-6850

Date 03/11/2023 10:49 AM

To,

Fastidious Buildmart p ltd

UNIT NO. -105 FIRST FLOOR VARDHMAN'S SIDHANT SHOPPIN
 CENTER

Sir / Madam

With reference to your application no. **CC-6850** dated **03-Nov-2023** for grant of Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No **C-1A Block - 4th to 7th floor in Sector in 16B** completed under the supervision of Technical Person or Name **Mr. ATEESH AGARWAL Architect ID:GN00586** and COA no -**CA/2003/31212** and building has been inspected by the Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate . Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence,I have to inform you that Occupancy Certificate is being granted by the Authority with the following conditions:-

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.

Yours faithfully,

LEENU
 SAHGAL
 GM(Planning)

End :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.

दिनांक 23.10.2024

सेवा में,

श्रीमान सचिव महोदय
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन राज्य नियोजन संस्थान
कालांकर हाउस, ओल्ड हेदराबाद, लखनऊ 226007
उत्तर प्रदेश

विषय :- वाणिज्यिक परियोजना गौड़ वर्ल्ड स्ट्रीट (गौड़ वर्ल्ड स्मार्ट स्ट्रीट) स्थित प्लॉट नं-सी-1ए, सेक्टर-16बी, ग्रेटर नोएडा के विकास कार्य को दो चरणों में कराने के सम्बन्ध में।

सन्दर्भ :- यू0पी0 रेरा फार्म-सी - **UPRERAPRJ674297** गौड़ वर्ल्ड स्ट्रीट (गौड़ वर्ल्ड स्मार्ट स्ट्रीट) फार्म-सी (छायाप्रति इस पत्र का संलग्नक-1)।

आदरणीय महोदय,

उपरोक्त विषयक एवं सन्दर्भित पत्रांक के सम्बन्ध में सादर अवगत कराना है कि प्रार्थी कम्पनी मैसर्स फास्टीडियस बिल्डमार्ट प्रा. लि. की वाणिज्यिक परियोजना गौड़ वर्ल्ड स्ट्रीट (गौड़ वर्ल्ड स्मार्ट स्ट्रीट) स्थित प्लॉट नं- सी-1ए, सेक्टर-16बी, ग्रेटर नोएडा उ0प्र0 रेरा के अन्तर्गत पंजीकृत परियोजना है जिसका रेरा पंजीकरण संख्या **UPRERAPRJ674297** है। इस योजना के रेरा पंजीकरण की वैधता दिनांक 17.03.2028 तक की है। (फार्म-सी की छायाप्रति संलग्नक-1)

महोदय जी को अवगत कराना है कि उक्त वाणिज्यिक परियोजना अपेक्षाकृत एक बड़ी परियोजना है जिसका भूखण्ड क्षेत्रफल 19987.00 वर्गमीटर एवं अनुमन्य एफ.ए.आर 83945.40 वर्गमीटर है (स्वीकृत पत्र एवं साईट प्लान की छायाप्रति संलग्नक-2)। वर्तमान में क्षेत्र में वाणिज्यिक परियोजना की स्थिति अनुकूल न होने के कारण प्रार्थी कम्पनी ने अपने उक्त भूखण्ड क्षेत्रफल का दो ब्लॉकों में प्रस्तावित किया है ताकि इस भूखण्ड क्षेत्रफल पर निर्माण कार्य को दो पृथक-पृथक फेजेस् में सम्पन्न किया जा सके। जिसके क्रम में प्रार्थी कम्पनी द्वारा फेज-1 का निर्माण कार्य संलग्न मानचित्र के अनुसार पूर्ण कर लिया गया तथा फेज-2 के विकास कार्य हेतु सम्बन्धित प्राधिकरण से पुनः मानचित्र स्वीकृत कराये जाने की प्रक्रिया जारी है, जिसका प्लान इस पत्र में संलग्न साईट प्लॉन में भी प्रदर्शित किया गया है (साईट प्लान की छायाप्रति संलग्नक-3) और जिसका विवरण निम्नवत है :-

कमश:.....2



क्रम0 सं-	विवरण	फेज-1	फेज-2	कुल
1	भूखण्ड क्षेत्रफल का भाग (वर्गमीटर)	14016.00	5971.00	19987.00
2	ग्राउण्ड कवरेज (वर्गमीटर)	6211.20	1783.60	7994.80
3	एफ0ए0आर (वर्गमीटर)	54130.75	29814.65	83945.40
4	टिप्पणी	सम्पूर्णता/अधिभोग प्रमाण* पत्र ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण से प्राप्त किया जा चुका है	अभी तक स्थल पर निर्माण कार्य आरम्भ नहीं किया गया है।	

*ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा निर्गत अधिभोग प्रमाण पत्र संख्या- CC-5189 दिनांकित 17.03.2023 (अधिभोग प्रमाण पत्र दिनांकित 17.03.2023 की छायाप्रति संलग्नक-4) एवं CC-6850 दिनांकित 03.11.2023 (अधिभोग प्रमाण पत्र दिनांकित 03.11.2023 की छायाप्रति संलग्नक-5)

महोदय यहाँ भी अवगत कराना है कि वर्तमान में परियोजना के आस पास के परिक्षेत्र में क्रेताओं द्वारा वाणिज्यिक यूनिट/स्पेस के प्रति कम मांग के बावजूद भी प्रार्थी कम्पनी ने अपनी परियोजना के उक्त भूखण्ड के कुल क्षेत्रफल में से 14016 वर्गमीटर क्षेत्रफल पर फेज-1 के रूप में इसका निर्माण कार्य तीव्र गति से पूर्ण कर इसका अधिभोग प्रमाण पत्र प्राप्त कर लिया गया है।

महोदय वर्तमान में वाणिज्यिक परियोजनाओं की परिस्थित अनुकूल न होने के कारण प्रार्थी कम्पनी ने शेष भूखण्ड क्षेत्रफल 5971.0 वर्गमीटर जिसमें प्रार्थी कम्पनी द्वारा किसी भी प्रकार की कोई बुकिंग या किसी प्रकार से कोई विक्रय नहीं किया गया है को भविष्य में सम्बन्धित विकास प्राधिकरण से अनुमोदन कराकर एवं रेरा प्राविधानों के अनुसार रेरा कार्यालय में अलग से नया रेरा पंजीकरण कराते हुए फेज-2 में इसका विकास कार्य किया जायेगा।

महोदय प्रार्थी कम्पनी द्वारा उक्त परियोजना के कुल भूखण्ड क्षेत्रफल 19987.00 वर्गमीटर में से भूखण्ड क्षेत्रफल 14016 वर्गमीटर पर मानचित्र स्वीकृत कराते हुए फेज-1 में इसका निर्माण कार्य पूर्ण कर अधिभोग प्रमाण पत्र प्राप्त कर लिया गया है अतः उक्त रेरा पंजीकरण संख्या **UPRERAPRJ674297** के अन्तर्गत पंजीकृत उक्त परियोजना के फेज-1 के पूर्ण किये गये निर्माण कार्य को उक्त परियोजना को पूर्ण माना जाये, जिस हेतु यदि कोई आवश्यक दस्तावेज आपके कार्यालय में उपलब्ध कराये जाने हेतु प्रार्थी कम्पनी को अवगत कराया जाये। आपकी अति कृपा होगी।

प्रार्थी
मैसर्स फास्टीडियस बिल्डमार्ट प्रा0 लि0

अधिकृत हस्ताक्षरकर्ता

संलग्नक :- उपरोक्तानुसार

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number **UPRERAPRJ674297**

Project Name : Gaur World Street

Project Address : Tehsil - Dadri, District - Gautam Buddha Nagar

1. FASTIDIOUS BUILD MART PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at GAUR BIZ PARK, PLOT NO.1, ABHAY KHAND-II, INDIRAPURAM, GHAZIABAD .

2. This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 9 years commencing from 16-10-2019 and ending with 17-03-2028 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.

Greater Noida Industrial Development Authority

Plot No. 01, Sector-KP-IV, Greater Noida City, Distt. G.B.Nagar

G/(BP)/4360(S)/2019/6145...

Dated:- 19 / 09 / 2019

To,

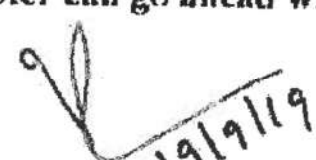
M/s Fastidious Buildmart Pvt. Ltd.
Gaur Biz park, Plot No.-01 Abhay Khand-II
Indirapuram, Ghaziabad.
Pincode-201014.

Sir,

With reference to your application no C-67887 dated- 09.09.2019, for grant of Sanction of Building plan on Commercial Plot no. C-01A Sector-16B, Greater Noida. I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is up to-5 Years
3. In case of allotment is cancelled/lease is determined for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. Time extension charge shall be payable as applicable.
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made from time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pejometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.
18. The Construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.
19. The Promoter shall inform the office of S.M (Arch.) for site visit when construction upto Plinth level and Ground floor slab level is reached. After clearance from planning department the promoter can go ahead with construction beyond plinth level & Ground floor slab.

Incl: Copy of sanctioned drawings ()
 Copy to: G.M. (Engg.) for information and n.a.
 Copy to: System for information and n.a.


 Senior Manager (Arch.)

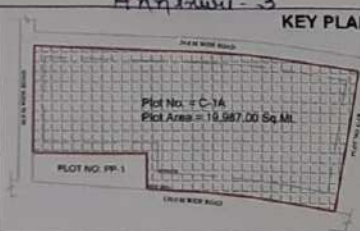

 Senior Manager (Arch.)

DETAILS				
S.NO.	AREAS	PHASE - I	PHASE - II	TOTAL
1	LAND	14016.00 Sq.M.	5971.00 Sq.M.	19987.00 Sq.M.
3	GROUND COVERAGE	8211.20 Sq.M.	1783.80 Sq.M.	9995.00 Sq.M.
2	FAR	54130.75 Sq.M.	20814.85 Sq.M.	74945.60 Sq.M.
4	REMARKS	COMPLETION ALREADY OBTAINED FROM GNDA (Completion Certificate 1 vide Letter No. CC-5189, Dated 17-03-2023) (Completion Certificate 2 vide Letter No. CC-6850, Dated 03-11-2023)		
5	UP RERA REGISTRATION NUMBER	THE COMPANY HAD EARLIER TAKEN UP RERA REGISTRATION NUMBER - UP/ER/PR/2020 FOR THE PROJECT AND WOULD APPLY SEPARATE RERA REGISTRATION NUMBER FOR THE PHASE - II OF THE PROJECT.		

24.0 M WIDE ROAD

Appendix - 3

KEY PLAN



PHASE-II

LAND AREA - 5971.00 sq.mt.

YET NO SITE DEVELOPMENT WORK STARTED

(SEPARATE RERA REGISTRATION NUMBER WILL BE TAKEN LATER)

PHASE-I

LAND AREA - 14016.00 sq.mt.

COMPLETION ALREADY OBTAINED FROM GNDA
(Completion Certificate 1 vide Letter No. CC-5189, Dated 17-03-2023)
(Completion Certificate 2 vide Letter No. CC-6850, Dated 03-11-2023)

60.0 M WIDE ROAD

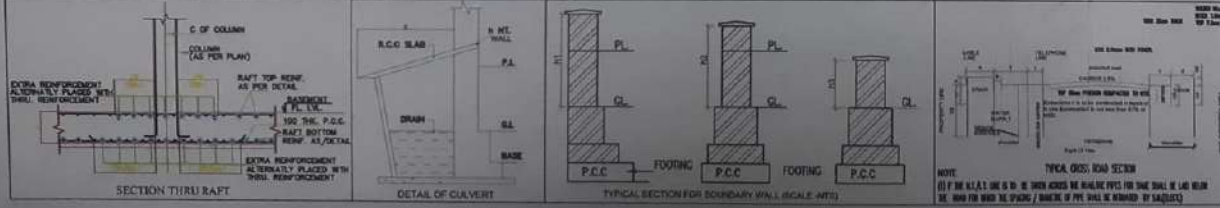
PLOT NO. C-1B

PLOT NO: PP-1

AREA CHART-PROPOSED "GAUR WORLD STREET" C-1A, SEC-16B, GR. NOIDA			
1	TOTAL PLOT AREA	=	19987.00 SQM.
2	PERMISSIBLE FAR @ 4	=	79948.00 SQM.
3	5 % GREEN BUILDING FAR*	=	3997.40 SQM.
4	TOTAL PERMISSIBLE FAR (2 + 3)	=	83945.40 SQM.
5	TOTAL PERMISSIBLE 15 % FAR	=	11992.20 SQM.
6	TOTAL PERMISSIBLE GROUND COVERAGE @ 40%	=	7994.80 SQM.
7	TOTAL PROPOSED FAR AREA	=	83539.41 SQM.
8	TOTAL PROPOSED 15 % FAR AREA	=	11013.28 SQM.
9	TOTAL PROPOSED GROUND COVERAGE AREA	=	7977.19 SQM.
10	PROPOSED TOTAL NON FAR AREA	=	32038.06 SQM.
11	REQUIRED TOTAL PARKING	=	1679 ECS
12	PROPOSED TOTAL PARKING	=	1705 ECS

* The Project is a IGBC Green Homes Precertified Gold Project Registration No. (IGBC-NBT-190182)

TYPICAL DETAILS AS PER DESIGN REQUIREMENT / SITE CONDITIONS



130.0 M WIDE ROAD

SITE PLAN / GROUND FLOOR PLAN

Devendra Bhandari
DEVENDRA BHANDARI
B.E. (Civil) Year-1986

LEGEND	
	BASEMENT LINE
	SETBACK LINE

CLIENT :-	M/S. FASTIDIOUS BUILDWART PVT. LTD. GAUR BIZ PARK PLOT NO. - 1, ASHAY KHAND - II, INDIRAPURAM, GHAZIABAD	TOWN PLANNER'S SIGN Gaur Biz Park, Plot No. C-1A, Sec-16B, Indirapuram, Ghaziabad-201014 (U.P.)	ARCHITECT SIGN
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SD-02

Plot No. = C-1A
Plot Area = 19,987.00 Sq.Mt.

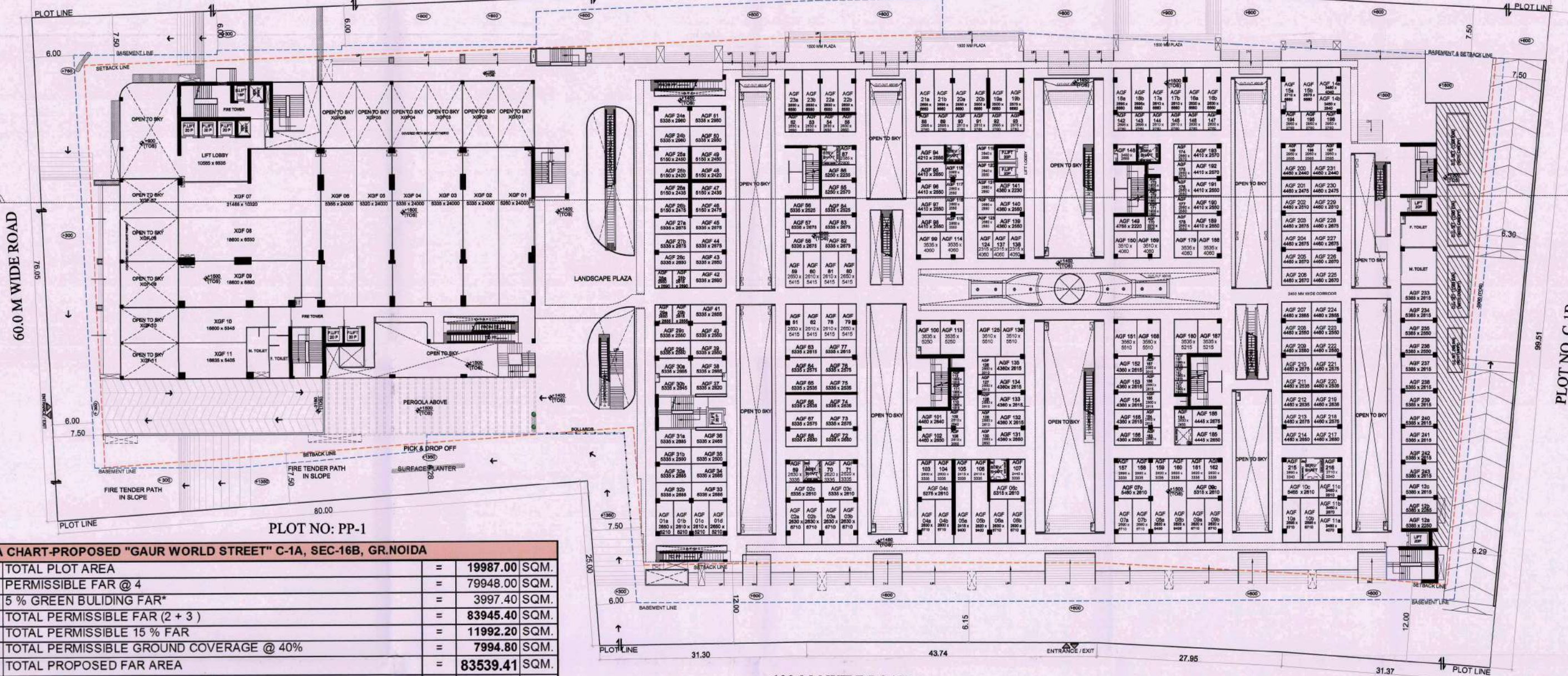
Plot No. = C-1A
Plot Area = 19,987.00 Sq.Mt.

24.0 M WIDE ROAD

37.42

30.74

79.81



PLOT NO: PP-1

130.0 M WIDE ROAD

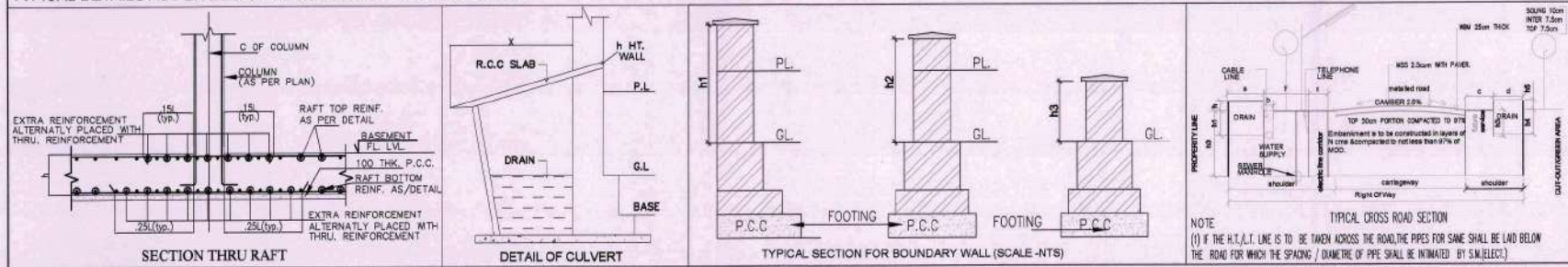
SITE PLAN / GROUND FLOOR PLAN

AREA CHART-PROPOSED "GAUR WORLD STREET" C-1A, SEC-16B, GR.NOIDA

1	TOTAL PLOT AREA	=	19987.00 SQM.
2	PERMISSIBLE FAR @ 4	=	79948.00 SQM.
3	5 % GREEN BUILDING FAR*	=	3997.40 SQM.
4	TOTAL PERMISSIBLE FAR (2 + 3)	=	83945.40 SQM.
5	TOTAL PERMISSIBLE 15 % FAR	=	11992.20 SQM.
6	TOTAL PERMISSIBLE GROUND COVERAGE @ 40%	=	7994.80 SQM.
7	TOTAL PROPOSED FAR AREA	=	83539.41 SQM.
8	TOTAL PROPOSED 15 % FAR AREA	=	11013.28 SQM.
9	TOTAL PROPOSED GROUND COVERAGE AREA	=	7977.19 SQM.
10	PROPOSED TOTAL NON FAR AREA	=	32038.06 SQM.
11	REQUIRED TOTAL PARKING	=	1679 ECS
12	PROPOSED TOTAL PARKING	=	1705 ECS

* The Project is a IGBC Green Homes Precertified Gold Project Registration No. (IGBC-NBT-190182)

TYPICAL DETAILS AS PER DESIGN REQUIREMENT / SITE CONDITIONS



LEGEND

	BASEMENT LINE
	SETBACK LINE

CLIENT :- M/S. FASTIDIOUS BUILDMAAT PVT. LTD.
GAUR BIZ PARK PLOT NO. - 1, ABHAY KHAND-II,
INDIRAPURAM, GHAZIABAD

PROJECT :- PROPOSED COMMERCIAL PROJECT
"GAUR WORLD STREET" PLOT NO. C-1A,
SEC-16 B, GREATER NOIDA

SUBMISSION DRAWING

TITLE :- SITE PLAN & AREA DETAIL

NORTH :-



TOWN PLANNER'S SIGN

OWNER'S SIGN

ARCHITECT SIGN

DEVEDRA BHANDARI
FELLOW MEMBER
IPE (200-03)

For Fastidious Buildmaat Pvt. Ltd.

HARIOM SHUKLA
ARCHITECT
CA/2012/55413
Jawal Puri, Plot No. 1
Bhay Khand-II, Indirapuram, G.D.

DRG. NO. :-

SD-02



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, (U.P.)
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

Annexure - 4

File No : **CC-5189**

Date **17/03/2023 06:26 PM**

To,

FASTIDIOUS BUILD MART PRIVATE LTD.

**UNIT NO.-105 FIRST FLOOR VARDHMAN'S SIDHANT, SHOPPING
PLAZA LSC SAVITA VIHAR, DELHI, 110092.**

Sir / Madam

With reference to your application no. **CC-5189** dated **17-Mar-2023** for grant of Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No **C-1A Block - (NONE)** in Sector in **SECTOR-16B** completed under the supervision of Technical Person or Name **Mr. ATEESH AGARWAL Architect ID:GN00586** and **COA no -CA/2003/31212** and building has been inspected by the Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence, I have to inform you that Occupancy Certificate is being granted by the Authority with the following conditions:-

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.

Yours faithfully,

Sudheer Kumar
Incharge GM(Planning)
Digitally signed by Sudheer Kumar
Date: 2023.03.17 12:26:10 +05'30'

Encl :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
 PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,
 GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, (U.P.)
 Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

File No : CC-6850

Date 03/11/2023 10:49 AM

To,

Fastidious Buildmart p ltd

UNIT NO. -105 FIRST FLOOR VARDHMAN'S SIDHANT SHOPPIN
 CENTER

Sir / Madam

With reference to your application no. **CC-6850** dated **03-Nov-2023** for grant of Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No **C-1A Block - 4th to 7th floor in Sector in 16B** completed under the supervision of Technical Person or Name **Mr. ATEESH AGARWAL Architect ID:GN00586** and COA no -**CA/2003/31212** and building has been inspected by the Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate . Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence,I have to inform you that Occupancy Certificate is being granted by the Authority with the following conditions:-

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
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5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.

Yours faithfully,

LEENU
 SAHGAL
 GM(Planning)

End :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.