

PRAGTI ARCHITECTS CONSULTANTS PVT. LTD.

ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS

205 - ANAND KESHAV, 8 / 220 ARYA NAGAR, KANPUR, 208002 E-MAIL : ar.rajivbajpai@gmail.com



Form-REG-1

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: 06-01-2026

Information as on 15-12-2025

Subject: Certificate of Percentage of work done for the Project "Rudra Garden City Phase-2" (RERA Registration No. UPRERAPRJ165029) situated on Khasra No. 512 demarcated by its boundaries : 25.257573, 83.138220; 25.257362, 83.138062 ; 25.257403, 83.138351; 25.257591, 83.137992 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Godhana, Tehsil- Varanasi, Competent Authority- Varanasi Development Authority, District - Chandauli, admeasuring 3903 sq. meter, being developed by MM Agrotech & Developers

I Rajiv Bajpai have undertaken assignment as Architect for certifying Percentage of work done for the Project "Rudra Garden City Phase-2" (RERA Registration No. UPRERAPRJ165029) situated on Khasra No. 512 demarcated by its boundaries : 25.257573, 83.138220; 25.257362, 83.138062 ; 25.257403, 83.138351; 25.257591, 83.137992 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Godhana, Tehsil- Varanasi, Competent Authority- Varanasi Development Authority, District - Chandauli, admeasuring 3903 sq. meter, being developed by MM Agrotech & Developers.

1. Following technical professionals are appointed by Promoter: -

- Shri Rajiv Bajpai as Licensed Surveyor / Architect
- M/s NNC Design International as Structural Consultant
- M/s ACEF Consultant Services as MEP Consultant
- Shri Alok Mishra 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		Block-C Tower-3			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%		
2	Total Number of Basement and Plinth	0	NA	NA	NA
3	Total Number of Podiums	0	NA	NA	NA
4	Stilt Floor		100%		
5	Total Number of Slabs of Super Structure	10	100%	01-08-2023	01-02-2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100%	01-11-2023	01-11-2025

7	Sanitary Fittings within the Flat/Premises,		100%	01-06-2025	01-11-2025
8	Electrical Fitting within the Flat/Premises		100%	01-08-2024	01-11-2025
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		90%	01-08-2024	01-02-2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		86%	01-09-2024	01-03-2026
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.		75%	01-12-2024	01-03-2026
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.		0%	15-01-2026	20-03-2026

(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	50%	21-11-2025	20-03-2026
2	Water Supply/Drinking Water Facilities	75%	29-10-2025	19-03-2026
3	Sewerage (chamber, lines, Septic Tank, STP)	75%	29-09-2025	15-03-2026
4	Storm Water Drain	50%	29-11-2025	17-03-2026
5	Landscaping & Tree Planting	0%	01-03-2026	16-03-2026
6	Street Lighting	0%	01-03-2026	16-03-2026
7	Community Buildings	80%	01-01-2025	15-03-2026
8	Treatment & Disposal of Sewage and Sullage water /STP	90%	01-01-2024	14-03-2026
9	Solid Waste Management & Disposal	0%		
10	Water Conservation, Rainwater Harvesting	50%	01-01-2026	13-03-2026
11	Energy Management/Use of Renewable Energy	50%		
12	Fire Protection and Fire Safety Requirements	90%	30-05-2025	31-12-2025
13	Electrical Sub Station, Control Panel & Meter Room	0%	01-11-2025	12-03-2026
14	Receiving Station	NA	NA	NA
15	Plan of Development Works	NA	NA	NA
16	Emergency Evacuation Services	0%		
17	Common Facilities in Basement	NA	NA	NA
18	Others, if any	NA	NA	NA

Yours Faithfully

RAJIV BAJPAI

Signature & Name (IN BLOCK LETTERS) of Architect

(License no -- CA/2002/29796)

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AR. RAJIV BAJPAI
B. Arch. M.C.A.
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