

ARCHITECT'S CERTIFICATE

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

No.

Date: 17-01-'21

Subject: Certificate of Percentage of Completion of Construction Work of AJNARA PANORAMA (PHASE - 1; TOWER A, B, C & G) No. of Building(s)/ 4 Block(s) of the FIRST Phase of the Project UPRERPRJ2605 situated on the Khasra No/ Plot no GH 04, SEC-22A AT YAMUNA EXPRESSWAY Demarcated by its boundaries (latitude and longitude of the end points) 28-19-44 N to the North 28-19-53 N to the South 77-32-31 E to the East 77-32-35 E to the West of village Salarpur Tehsil Dadhasadar Competent/ Development authority YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 203201 admeasuring 13,873 sq.mts. area being developed by AJNARA INDIA LIMITED.

I/We Bhupesh Tandon have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the AJNARA PANORAMA (PHASE - 1; TOWER A, B, C & G) Building(s)/04 Block/ Tower (s) of FIRST Phase of the Project, situated on the Khasra No/ Plot no GH 04, SEC-22A AT YAMUNA EXPRESSWAY of village Salarpur tehsil Dadhasadar competent/ development authority YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY District GAUTAM BUDDHA NAGAR PIN 203201 admeasuring 13,873 sq.mts. area being developed by AJNARA INDIA LIMITED.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt SPACE DESIGNERS INTERNATIONAL as L.S. / Architect ;
- (ii) M/s/Shri/Smt VAKIL MEHTA & SHETH as Structural Consultant
- (iii) M/s/Shri/Smt CONSUMATE ENGINEERING SRVICS PVT LTD as MEP Consultant
- (iv) M/s/Shri/Smt Satyaveer chauhan as Site Supervisor

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 UPRERAPRJ2605 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 - TOWER A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	One number of Basement and Plinth	100%
3	One number of Podium / Stilt	100%
4	29 number of Slabs of Super Structure	100%
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	87%
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	55%
7	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
8	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	81%
9	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	65%

Table A - TOWER B

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	One number of Basement and Plinth	100%
3	One number of Podium / Stilt	100%
4	29 number of Slabs of Super Structure	100%
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	87%
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	55%
7	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
8	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	81%
9	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	65%

Table A - TOWER C

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	One number of Basement and Plinth	100%
3	One number of Podium / Stilt	100%
4	29 number of Slabs of Super Structure	100%

Supriya
SPAN ASSOCIATES
DELHI

5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	87%
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	55%
7	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
8	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	85%
9	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	65%

Table A - TOWER G

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	One number of Basement and Plinth	100%
3	One number of Podium / Stilt	100%
4	29 number of Slabs of Super Structure	100%
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	85%
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	12%
7	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%
8	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
9	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	20%

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	Internal roads 6 m wide for traffic and fire tender movement. Would be concrete interlocking pavers.	95%
2	Water Supply	Yes	Each Tower will have Over Head Tank separate for Flushing and Fire + Domestic Water. Over Head Tanks will be connected with the Under Ground Tank provided in the project.	75%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Underground system using uPVC Sewer Pipes	85%
4	Storm Water Drains	Yes	Underground system using uPVC Pipes	60%
5	Landscaping & Tree Planting	Yes	As per the Landscape Layout Plan.	80%
6	Street Lighting	Yes	As per the External Lighting Plan	60%
7	Community Buildings (Part of the Total Project)	Yes	One Club House with total built up area of 2100 sqm in the total project	65%
8	Treatment and disposal of sewage and sullage water	Yes	The soil & waste from the toilet and kitchen will be treated in the STP. Treated water from STP will be recycled for flushing and gardening.	55%
9	Solid Waste management & Disposal	Yes	Solid waste to be collected from door to door and transported in covered vehicles to the waste disposal plants.	40%
10	Water conservation, Rain water harvesting	Yes	Adequate nos. of Rainwater harvesting pits shall be provided. In order to conserve water, low flow fixtures shall be used in the toilet and kitchen for restricting the flow of water.	80%
11	Energy management	Yes	LED light fixtures to be used for the conservation of electricity.	5%
12	Fire protection and fire safety requirements	Yes	A fire ring main will be laid in the campus which will feed wet risers of various towers and also the yard hydrants. Fire alarm system with hooters at all floors and fire control panel at the ground floor shall be provided. Sprinklers for fire fighting shall be provided.	45%
13	Electrical meter room, sub-station, receiving station	Yes	Electric Meter room near the entrance gate of premises. Substation as per the External electric layout Plan.	0%
14	Other (Option to Add more)	N/A		

Yours Faithfully

BHUPESH TANDON

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO CA/2003/32585)

