
ARCHITECT'S CERTIFICATE

No.....

Date: 7/31/2020

Subject: Certificate of Percentage of Completion of Construction Work of Urban Woods Phase 1 [UPRERAPRJ2696] situated at GH-02, Pocket 7, Sector-C, Sushant Golf City, Ansal API, Lucknow Demarcated by its boundaries 26-47-47.9 to the south 26-47-57.2 to the north 80-00-11.5 to the west 81-00-12.3 to the east Tehsil Mohanlalganj Competent/ Development authority LDA District Lucknow PIN 226030 admeasuring 8852.75 sq.mts. area being developed by D S INFRAHEIGHTS PVT LTD.

I/We **M/s Sthapati Associates** have undertaken assignment as Architect of certifying Percentage of Completion Work of the **Urban Woods Phase 1** Project, situated at **GH-02, Pocket 7 sector-C, Ansal Sushant Golf City, Ansal API, Lucknow Tehsil Mohanlalganj** Competent/ Development authority **LDA District Lucknow PIN 226030** admeasuring **8852.75 sq.mts.** area being developed by **D S INFRAHEIGHTS PVT. LTD.**

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

- (i) M/s/Shri/Smt Vipul Varshney as Architect, Sthapati Associates ;
- (ii) M/s/Shri/Smt R K Srivastava as Structural Consultant ;
- (iii) M/s/Shri/Smt SKYS Consultant as MEP Consultant ;
- (iv) M/s/shri/Smt Sumit Gupta as General Manager Site ;

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 **UPRERAPRJ2696** 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		
		Tower A	Tower B	Tower C
1	Excavation	100%	100%	100%
2	1 number of Basement(s) and Plinth	100%	100%	100%
3	number of Podiums	-	-	-
4	Stilt Floor	-	-	-
5	15 number of Slabs of Super Structure	100%	100%	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	85%	75%	70%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%	0%	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	75%	50%	25%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	50%	45%	40%
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/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	5%	5%	0%

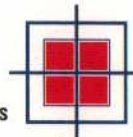


Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	All internal roads or driveway will have wide footpath in 40- 60 mm thick concrete pavers or equivalent finishes	0%
2	Water Supply	Yes	Ansals will provide the water supply and Individual Ground water may also be used after taking approval from statutory department	25%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Centralized Sewerage system shall be Provided. All Sewerage water will be connected to the Ansals Sewerage system.	0%
4	Storm Water Drains	Yes	Storm water from Roads and other landscape area will be connected to the Storm water drain channel to the Rain water harvesting pit for recharging of Ground water	25%
5	Landscaping & Tree Planting	Yes	There are various types of trees and palms in the landscape area. Also, various types of shrubs and creepers are also planted.	0%
6	Street Lighting	Yes	Street Lighting will be provided with adequate luminance	0%
7	Community Buildings	No		-
8	Treatment and disposal of sewage and sullage water	No		-
9	Solid Waste management & Disposal	No		-
10	Water conservation, Rain water harvesting	Yes	A well designed rain water harvesting system is provided for the whole building complex to conserve water.	0%
11	Energy management	Yes	LED fittings in external landscape area.	0%
12	Fire protection and fire safety requirements	Yes	All the fire norms shall be followed as per NBC and duly approved by fire department.	10%
13	Electrical meter room, sub-station, receiving station	Yes		0%
14	Other (Option to Add more)			

Yours Faithfully

VIPUL VARSHNEYA
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