



**Nivedita & Uday Pande Consultants**

An ISO 9001 : 2008 Certified Company

ARCHITECTS, ENGINEERS, URBAN & REGIONAL PLANNERS AND PROJECT MANAGEMENT CONSULTANTS

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**FORM 1**

**ARCHITECT'S CERTIFICATE**

Date: 01<sup>st</sup> April, 2022

To,

**M/s B. S. BUILDTECH,  
GH-01E, Sector-16,  
Greater NOIDA (U.P)**

**Subject: Certificate of Percentage of Completion of Construction Work of Vaibhav heritage height RERA Registration Number: UPRERAPRJ2779) situated at GH-01E, Sector-16 Greater Noida demarcated by its boundaries (28° 36' 37.36" N & 77° 27' 48.13" E, 28° 36' 39.06" N & 77° 27' 51.17" E, 28° 36' 44.92" N & 77° 27' 47.54" E, 28° 36' 43.40" N & 77° 27' 44.37" E) admeasuring 20,265.08 Sq. Mtr, area being developed by M/s B. S. BUILDTECH**

Sir,

We, M/s N+U Design Studio, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Residential Project (UPRERA Registration Number : UPRERAPRJ2779) situated on Plot No. GH-01 E, Sector-16, Greater NOIDA, demarcated by its boundaries (28° 36' 37.36" N & 77° 27' 48.13" E, 28° 36' 39.06" N & 77° 27' 51.17" E, 28° 36' 44.92" N & 77° 27' 47.54" E, 28° 36' 43.40" N & 77° 27' 44.37" E), admeasuring 20,265.08 Sq. Mtr, area being developed by M/s B. S. Buildtech.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s N+U Design Studio as Architect;
- (ii) M/s LKT Engineering Consultants Pvt Ltd as Structural Design Consultant;
- (iii) M/s N+U Design Studio as MEP Consultant;
- (iv) Mr. Umesh Prasad Yadav as Site Engineer

Based on Site Inspection, with respect to each of the Dwelling Units 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 Dwelling Units of the Real Estate Project 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 Table B.

**UDAY PANDE**  
Architect-Urban Regional Planner  
CA/87/10856-FITP-86/26

**Table A**

Project Name: **Vaibhav Heritage Heights**

| <b>Sr. No.</b> | <b><u>Tasks / Activity</u></b>                                                                                                                                                                                                                                                                                                                                                                                          | <b><u>Percentage of Work Done</u></b> |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 1              | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 99%                                   |
| 2              | 1 number of Basement(s)                                                                                                                                                                                                                                                                                                                                                                                                 | 85%                                   |
| 3              | 1 number of Podium(s)                                                                                                                                                                                                                                                                                                                                                                                                   | 85%                                   |
| 4              | 1 Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                           | 85%                                   |
| 5              | 819 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                  | 70%                                   |
| 6              | Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises                                                                                                                                                                                                                                                                                                     | 55%                                   |
| 7              | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 50%                                   |
| 8              | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 60%                                   |
| 9              | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                  | 60%                                   |
| 10             | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate | 60%                                   |

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**TABLE – B**

**Project Name: Vaibhav Heritage Heights**

**Internal & External Development Works in Respect of the entire Registered Phase**

| S. No | Common areas & Facilities, Amenities                  | Proposed (Yes / No) | Percentage of Work done | Details                                  |
|-------|-------------------------------------------------------|---------------------|-------------------------|------------------------------------------|
| 1.    | Internal Roads & Footpaths                            | Yes                 | 0                       | Internal Roads                           |
| 2.    | Water Supply                                          | Yes                 | 23%                     | Underground water tank, PWD water supply |
| 3.    | Sewage (Chamber, lines, Septic Tank, STP)             | Yes                 | 10%                     | Septic Tank                              |
| 4.    | Storm Water Drains                                    | Yes                 | 0                       | Chambers and Pipe Lines                  |
| 5.    | Landscaping & Tree Planting                           | Yes                 | 0                       | Tree Planting                            |
| 6.    | Street Lighting                                       | Yes                 | 0                       | LED Lights                               |
| 7.    | Community Buildings                                   | YES                 | 90%                     | -                                        |
| 8.    | Treatment & Disposal of sewage & Sullage water        | Yes                 | 0                       | Septic Tank                              |
| 9.    | Solid waste management & Disposal                     | Yes                 | 0                       | Septic Tank                              |
| 10.   | Water conservation, Rain Water Harvesting             | Yes                 | 0                       | Rain Water Harvesting                    |
| 11.   | Energy management                                     | No                  | -                       | -                                        |
| 12.   | Fire protection and fire safety requirements          | YES                 | 35%                     | -                                        |
| 13.   | Electrical meter room, sub-station, receiving station | Yes                 | 70%                     | Transformer and Panel Room               |
| 14.   | Others (Option to Add more)                           | -                   | -                       | -                                        |

Yours Faithfully

**Uday Pande**

For M/s N+U Design Studio

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