

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. 01

Date: 8/9/2025

Information as on 08.09.2025

Subject: Certificate of Percentage Work done for the Project ITHUM HEIGHTS PHASE-2, situated on Plot No. A-16 in Sector 62, Tehsil DADRI, NOIDA AUTHORITY, District-GAUTAM BUDH NAGAR, PIN-201309 Project Phase Area admeasuring 2850 Sq. Mtrs. (Total Plot area consisting of existing Tower/Phase is 8000.00 sqmt.area) being developed by M/s R AND R TECH MACH LIMITED. Demarcated by its boundaries latitude and longitude 28 37 40.96N 77 22 11.85E, 28 37 44.23N 77 22 11.92E, 28 37 40.95N 77 22 14.79E, 28 37 44.20N 77 22 14.86E, Plot No. A-9 to the North - 30 Mtrs. Wide Road to the South - Plot No. A-15, Sector 62 to the East - Plot No. A-1/We Mr. ATEESH AGARWAL have undertaken assignment as Architect for certifying Percentage of Work done for the project ITHUM HEIGHTS situated on the Khasra No./ Plot no. -A-16, SECTOR-62, tehsil DADRI, NOIDA AUTHORITY District GAUTAM BUDH NAGAR PIN 201309 admeasuring 2850.00 sq.mts. area being developed by M/s R AND R TECH MACH LIMITED.

1. Following technical professionals are appointed by Promoter :-
- (i) M/s/Shri/Smt_ Shri ATEESH AGARWAL as Licensed Surveyor / Architect
 - (ii) M/s/Shri/Smt_ Shri VINOD JAIN as Structural Consultant
 - (iii) M/s/Shri/Smt_ Shri BIKRAM KUKREJA as MEP Consultant
 - (iv) M/s/Shri/Smt_ Shri SATYAVEER SINGH 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 Building/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					
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		90%	10 Jul '25	03 Aug '25
2	Total Number of Basement and Plinth	2	25%	04 Aug '25	10 Jan '26
3	Total Number of Podiums	N/A	0%		
4	Stilt Floor	N/A	0%		
5	Total Number of slabs of Super Structure	27	0%	11 Jan '26	02 Jun '28
6	Internal walls, internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	03 Nov '27	28 Apr '30
7	Sanitary Fitting within the Flat/Premises		0%	16 Aug '29	23 Feb '30
8	Electrical Fitting within the Flat/Premises		0%	16 Aug '29	23 Feb '30
9	Staircases, Lift wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	11 Jan '26	09 Dec '28
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks		0%	11 Apr '28	16 Sep '29

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 B. ARCH, B.A., PRO. (RIBA) (LONDON)
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 M. C. A. - 2003 / 3 / 212

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.		0%	10 Dec '28	16 Sep '29
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%	10 Dec '28	28 Apr '30

(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

Sr. No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	10 Nov '28	14 Aug '29
2	Water Supply / Drinking Water Facilities	0%	17 May '29	22 Nov '29
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	02 Aug '28	22 Dec '29
4	Storm Water Drains	0%	02 Aug '28	08 Feb '29
5	Landscaping & Tree Planting	0%	17 May '29	22 Nov '29
6	Street Lighting	0%	08 Nov '29	08 Feb '30
7	Community Buildings	N/A		
8	Treatment and disposal of sewage and sullage water/ STP	0%	16 Jun '29	22 Dec '29
9	Solid Waste management & Disposal	0%	08 Oct '29	08 Feb '30
10	Water conservation, Rain water harvesting	0%	02 Aug '28	08 Feb '29
11	Energy management / Use of Renewable Energy	0%	08 Nov '29	08 Feb '30
12	Fire protection and fire safety requirements	0%	10 Dec '28	16 Sep '29
13	Electrical sub-station, Control Panel & Meter Room	0%	08 Nov '29	08 Feb '30
14	Receiving Station	0%	08 Nov '29	30 Dec '29
15	Plan of Development Works	N/A		
16	Emergency Evacuation Services	0%	18 Sep '29	28 Apr '30
17	Common Facilities in Basement	0%	1 Jul '29	28 Apr '30
18	Others, if any (please specify)	N/A		

Yours Faithfully
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B. ARCH, DIP, PRG, MGMT (LONDON)

Signature & Name (IN BLOCK LETTERS) OF ARCHITECT

(License NO -)
M. C. A. - 2003 / 31212

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