

CEMG ARCHITECTS

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PUSHP KUMAR SHARMA
Architect & Govt. Approved Valuer
B.Arch, M.Sc. Real Estate Valuer
COS Reg. no. :- CA/2015/67013
Govt. Regd. Valuer :- CCIT/GZB/CAT-1
08/2018-19
Institution of Valuers :- L-26834
Institution of Surveyor's :- S-11821

FORM - Q

ARCHITECT'S CERTIFICATE

Ref. No. CEMG/Hitaishi/RERA/22-23/06

Date – 30-09-2025

Subject : Certificate of Percentage of Completion of Construction Work of No. of Building(s)/Block(s) of the of the Project "Hitaishi Height [UPRERAPRJ774804] situated on the Khasra No/ Plot no 103(part) & 104 (part) Demarcated by its boundaries (latitude and longitude of the end points) 28°42'45.03"N 77°26'18.0"E to the North, 28°42'44.6"N 77°26'2.32"E to the South, 28°42'43.00N 77°26'0.89"E to the East, 28°42'43.54"N 77°26'0.08"E to the West, of village Makarmatpur Tehsil Ghaziabad Competent/ Development authority Ghaziabad Development Authority District Ghaziabad Pin 201003 admeasuring 2310 sq.mts. area being developed by [Vinod Kumar Hitesh/ DEV LANDCON PVT LTD]

I, Architect Pushp Kumar Sharma, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Housing/ Residential Building the Tower of the Project, situated on the Khasra No 103(part) & (104) part, of "Hitaishi Height" of village Morta tehsil Ghaziabad competent/ development authority Ghaziabad Development Authority District Ghaziabad PIN 201003 admeasuring 2310 sqmt. area being developed by DEV LANDCON PRIVATE LIMITED.

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

- I. Ar. Pushp Kumar Sharma as L.S./Architect
- II. Dr. Padam Kumar as Structural Consultant
- III. Er. DPS Rawat as MEP Consultant
- IV. Er. Kailashpati Mishra as Site Supervisor

Based on Site inspection, with respect to each of the Building 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 Building of the Real Estate Project as registered vide number UPRERAPRJ774804 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
1	Excavation	100%
2	PCC work	100%
3	Raft/Foundation	100%
4	No. of Slabs of Super Structure(Basement+ Ground+ 10 Floors)	56.5%
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	30%
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	NOT STARTED



7	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	NOT STARTED
8	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	NOT STARTED
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	NOT STARTED

TABLE B

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

S. No.	Common Area and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work Done
1	Internal Roads & Footpaths	Yes	Inter Locking Tiles will be laid in driveways and footpaths	Not Started
2	Water Supply	Yes	Proposed by municipality Supply & by 2 bore wells (1 for standby in emergency)	Not Started
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Proposed 280 KLPD for recycle USE in flushing and gardening	Not Started
4	Storm Water Drain	Yes	300x300 proposed to Rain water Harvesting Pit and over Flow to External Drain	Not Started
5	Landscaping & Tree Planting	Yes	68 Nos. trees proposed in which 50% Evergreen & 50% deciduous	Not Started
6	Street Lighting	Yes	proposed 20 Watt Led on Pole of 6 Mt. Height on a interval of 15 Mt.	Not Started
7	Community Buildings	Yes	On Ground Floor in Block/ Tower- A of Area 305.36 Sq M	Not Started
8	Treatment and disposal of sewage and sullage water	Yes	proposed 280 KLPD	Not Started
9	Solid Waste management & Disposal	Yes	Solid waste will be collected in Garbage chamber and send to city dumping yard by municipality/Maintenance department	Not Started
10	Water conservation, Rain water harvesting	Yes	3 Nos. Proposed	Not Started
11	Energy management	Yes	Solar system will be use for common areas and street Lights	Not Started
12	Fire Protection and fire Safety Requirements	Yes	As per Fire NOC approved Drawings	Not Started
13	Electrical meter room, sub-station, receiving station	Yes	Required 2 X1000 KVA Transformer & 2X630 KVA IDG set for services and power backup	Not Started
14	Other (Option to Add more) Boundary Wall/ Compound Wall	Yes	Brick wall 1.8 Mt. of 230 mm thick	Not Started

Yours Faithfully

PUSHP KUMAR SHARMA
ARCHITECT & GOVT. REGD. VALUERS
(CA/2015/i67013)

