

**CEMGARCHITECTS**

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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/CA1-1  
08/2018-19  
Institution of Valuers :- I-26834  
Institution of Surveyor's :- S-11821

**FORM - Q****ARCHITECT'S CERTIFICATE**

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

Date - 30-09-2024

**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°26'180"E to the North, 2842'44.6"N 77 26 2.32"E to the South, 2842'43.00N 77°26'0.89"E to the East, 28°42'43.54"N w260.08"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 Mota 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. SACHIN KUMAR 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)                                                                                                                                                                                                                                                                                      | 46%                  |
| 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 & 2X630KVA 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/2015/167013)