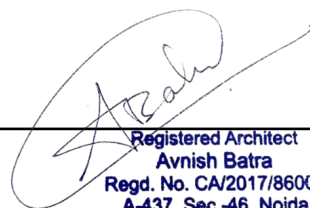




**AVI CONSULTANTS**  
ARCHITECTURE VISUALISATION INTERIORS

| <b>Form-REG-1</b><br><b>ARCHITECT'S CERTIFICATE (On Letter Head)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>No. AR/CER/LV/02..... Date:31/12/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Information as on 31/12/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Subject: Certificate of Amount Incurred for Construction and Development of the Project LAXMI VILLAS [UPRERAAPRJ230024] situate On the khasra NO./PLOT NO. 1226 &amp; 1227 VILLAGE NOORNAGAR, GHAZIABADH [UTTAR PRADESH] Tehsil GHAZIABADH Competent / Development Authority GHAZIABADH DEVELOPMENT AUTHORITY District GHAZIABADH PIN 201017 admeasuring 10721 sq.mts. area being developed by [ASCENT DEVELOPMENT PVT. LTD.]</b>                                                                                                                                             |
| I AR AVNISH BATRA have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the LAXMI VILLAS Projects[UPRERAPRJ230024] Project, situated on the khasra No./Plot no. 1226 & 1227 VILLAGE NOORNAGAR, GHAZIABADH [UTTAR PRADESH] of village NOORNAGAR Tehsil GHAZIABADH competent/development GHAZIABADH DEVELOPMENT AUTHORITY District GHAZIABADH PIN 201017 admeasuring 10721 sqmts area being developed by [ASCENT DEVELOPMENT PVT. LTD]                                                                                                    |
| 1. Following technical professionals were appointed by me for verification / certification of the cost: -<br>(i) M/s/Shri/Smt AVI CONSULTANTS as Licensed Surveyor / Architect<br>(ii) M/s/Shri/Smt NK CHAUHAN STRUCTURAL ENGINEERS PVT LTD. as Structural Consultant<br>(iii) M/s/Shri/Smt WE DESIGN as MEP Consultant<br>(iv) M/s/Shri/Smt ANIL KUMAR 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 -<br><br>2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.<br><br>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. |

  
Registered Architect  
Avnish Batra  
Regd. No. CA/2017/86001  
A-437, Sec.-46, Noida  
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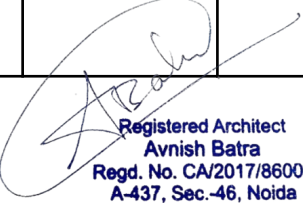


## AVI CONSULTANTS

ARCHITECTURE VISUALISATION INTERIORS

Table - A

| Table - A                                  |                                                                                                                                                                                                                                                                                                                                                                               |        |             |                     |                   |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------|---------------------|-------------------|
| Building/Wing/ Block /Tower Number or Name |                                                                                                                                                                                                                                                                                                                                                                               |        |             |                     |                   |
| S.No                                       | Task / Activity                                                                                                                                                                                                                                                                                                                                                               | Number | % Work Done | Activity Start Date | Activity End Date |
| 1                                          | Excavation                                                                                                                                                                                                                                                                                                                                                                    |        | NA          |                     |                   |
| 2                                          | Total Number of Basement and Plinth                                                                                                                                                                                                                                                                                                                                           |        | NA          |                     |                   |
| 3                                          | Total Number of Podiums                                                                                                                                                                                                                                                                                                                                                       |        | NA          |                     |                   |
| 4                                          | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   |        | NA          |                     |                   |
| 5                                          | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                      |        | NA          |                     |                   |
| 6                                          | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                             |        | NA          |                     |                   |
| 7                                          | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                                   |        | NA          |                     |                   |
| 8                                          | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                                   |        | NA          |                     |                   |
| 9                                          | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                                       |        | NA          |                     |                   |
| 10                                         | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                                     |        | NA          |                     |                   |
| 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.                                                                                                                                                                                                       |        | NA          |                     |                   |
| 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. |        | NA          |                     |                   |

  
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## AVI CONSULTANTS

ARCHITECTURE VISUALISATION INTERIORS

(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

| S.No | Internal/External Development Work (Common Facilities) | % Work Done | Activity Start Date | Activity End Date |
|------|--------------------------------------------------------|-------------|---------------------|-------------------|
| 1    | Internal Roads & Footpaths                             | 100         |                     |                   |
| 2    | Water Supply/Drinking Water Facilities                 | 95          |                     |                   |
| 3    | Sewerage (chamber, lines, Septic Tank, STP)            | 100         |                     |                   |
| 4    | Storm Water Drain                                      | 95          |                     |                   |
| 5    | Landscaping & Tree Planting                            | 100         |                     |                   |
| 6    | Street Lighting                                        | 95          |                     |                   |
| 7    | Community Buildings                                    | 90          |                     |                   |
| 8    | Treatment & Disposal of Sewage and Sullage water /STP  | 100         |                     |                   |
| 9    | Solid Waste Management & Disposal                      | NA          |                     |                   |
| 10   | Water Conservation, Rainwater Harvesting               | 100         |                     |                   |
| 11   | Energy Management/Use of Renewable Energy              | NA          |                     |                   |
| 12   | Fire Protection and Fire Safety Requirements           | NA          |                     |                   |
| 13   | Electrical Sub Station, Control Panel & Meter Room     | NA          |                     |                   |
| 14   | Receiving Station                                      | NA          |                     |                   |
| 15   | Plan of Development Works                              | NA          |                     |                   |
| 16   | Emergency Evacuation Services                          | NA          |                     |                   |
| 17   | Common Facilities in Basement                          | NA          |                     |                   |
| 18   | Others, if any (please specify)                        | NA          |                     |                   |

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect  
(License no CA/2017/86001)

Mobile No. 9560358787.

Email ID ..ARAVNISHBATRA@GMAILCOM

  
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