

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.BAA/AP/2024/25/12

Date: 31.12.2024

Subject: Certificate of Percentage of Completion of Construction Work of Group Housing /Residential Building comprising of 175 no.s of flats/units of the Nirala Aspire Phase-IV of the Project UPRERA Registration Number : UPRERAPRJ508551 situated on the Plot no GH-03 Sector -16, Greater Noida West, Demarcated by its boundaries (latitude and longitude of the end points) 28.611172 Latitude & 77.453851 longitude Tehsil dadri Competent/ Development authority- Greater Noida development Authority, District - Gautam Budh Nagar, PIN 201306 admeasuring 78021.19 sq.mts. area being developed by M/s Iresh Gold Nirala Project LLP and M/s Nirala Housing Pvt. Ltd (land owner).

I Ashish Bhatnagar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Construction Work of group housing/residential building comprising of 175 no.s of flats/units of Nirala Aspire Phase-IV of the Project, situated on the Plot no GH-03 Sector -16, Greater Noida West Gautam Buddh Nagar tehsil dadri competent/ development authority - Greater Noida development Authority, District - Gautam Budh Nagar, admeasuring 78021.19 sq.mts. area being developed by M/s Iresh Gold Nirala Project LLP and M/s Nirala Housing Pvt. Ltd (land owner)

1. Following technical professionals are appointed by owner / Promotor :-
 - (i) M/s Bhatnagar and Associates as L.S. / Architect ;
 - (ii) M/s NNC Design International as Structural Consultant
 - (iii) M/s Consummate Engineering Services (P) Ltd. as MEP Consultant
 - (iv) Shri Anil Chaudhary as Site In Charge

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers 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 Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ508551 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.

ASHISH BHATNAGAR
ARCHITECT
CA/2004/34182

Redg. Off. : A-2, Flat No. C-4, Chattarpur Enclave, Phase -II, New Delhi - 68
Branch Off. : B-242, First Floor, Chattarpur Enclave, Phase -II, New Delhi - 74
Mob : +91-9811672382, 9891056495

Ashish

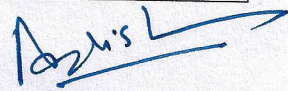
Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Footing, Retaining wall, walls and column up to stilt level (Lower Ground Floor)	100%
3	Slabs of Super Structure	100%
4	Internal walls, Internal Plaster, Flooring within shops/Premises, Shutter (Doors and Windows) in the shops/Premises	83%
5	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	7%
6	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	75%
7	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	72%
8	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 requirements as may be required to obtain Occupation/Completion Certificate	35%

Table B

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

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	Footpaths for Nirala Aspire PH-IV comprising 175 flats/units	5%
2	Water Supply	Yes	Authority Water Supply Line Connection Obtained its Operation in Complex under phase-1	-
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Sewerage (Chamber, Lines) for Nirala Aspire PH-IV comprising 175 flats/units, (STP under phase 1 fully operational in project)	15%


 ASHISH BHATNAGAR
 ARCHITECT
 CA/2004/34182

4	Strom Water Drains	Yes	Strom Water Drains for Nirala Aspire PH-IV comprising 175 flats/units	-
5	Landscaping & Tree Planting	Yes	Landscaping & Tree Planting	5%
6	Lighting Pool	Yes		-
7	Treatment and disposal of sewage and sullage water	Yes	Connection of Nirala Aspire PH-IV to STP (STP fully operation in project under Phase-1 in Group Housing)	-
8	Solid Waste management & Disposal	Yes	Solid Waste Management & Disposal Installed and fully operation in project under phase-1	-
9	Water conservation, Rain water harvesting	Yes	RWH for Nirala Aspire PH-IV comprising 175 flats/units	-
10	Fire protection and fire safety requirements	Yes	Fire protection and fire safety requirements for Nirala Aspire PH-IV comprising 175 flats/units	-
11	Electrical meter room, sub-station, receiving station	Yes		-

Yours Faithfully

Signature & Name

Ashish Bhatnagar – Architect

B.Arch.

CA/2004/34182

ASHISH BHATNAGAR
ARCHITECT
CA/2004/34182