

ARCHITECT'S CERTIFICATE

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

Date: 30.09.2023

No BAA/AP/2022-23/05

**Subject:** Certificate of Percentage of Completion of Construction Work of Group Housing / Residential Building comprising of 175 nos. 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 Tehsildadri 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 nos. of flats/unit of Nirala Aspire Phase-IV of the Project, situated on the Plot no GH-03 Sector -16, Greater Noida West Gautam Buddha Nagar tehsildadri 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  
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CA/2002/34182

Redg. Off. : A-2, Flat No. C-4, Chattarpur Enclave, Phase -II, New Delhi - 68  
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Table A

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage Work Done |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                     | 90%                  |
| 2       | Footing, Retaining wall, walls and column up to still level (Lower Ground Floor)                                                                                                                                                                                                                                                                                                                                               | 70%                  |
| 3       | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                       | 72%                  |
| 4       | Internal walls, Internal Plaster, Flooring within shops/Premises, Shutter (Doors and Windows) in the shops/Premises                                                                                                                                                                                                                                                                                                            | 56%                  |
| 5       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | -                    |
| 6       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 35%                  |
| 7       | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                  | 15%                  |
| 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 | -                    |

Table B

Internal &amp; 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) | 5%                      |
| 4    | Storm Water Drains                          | Yes               | Storm Water Drains for Nirala Aspire PH-IV comprising 175 flats/units                                                          | -                       |

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|    |                                                       |     |                                                                                                          |    |
|----|-------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------|----|
| 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

AshishBhatnagar - Architect

B.Arch.

CA/2004/34152

ASHISH BHATNAGAR  
ARCHITECT  
CA/2004/34152