

MOD- DESIGN- CONSORTIUM



ARCHITECTS, TOWN PLANNERS, ENGINEERS, INTERIOR DESIGNERS & VALUERS
R/O - PLOT NO. 911, FLAT NO. F-1, NITI KHANDI, INDIRAPURAM, GHAZIABAD
OFFICE : 820, SHALIMAR GARDEN EXT. 1, SAHIBABAD, T.H.A. GHAZIABAD U.P.
MOB. : 9810749316
REGD. NO. COUNCIL OF ARCHITECTS CA/702931

FORM-Q

ARCHITECT'S CERTIFICATE

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

No- MDC/09/ Jan/25

Date: 09.01.2025

Subject : Certificate of Percentage for Completion of Construction Work of RAJ EMPIRE No. of Building(s) BLOCK -B & C Block(s) of the 2nd Phase of the Project [UPRERA Registration NO. UPRERAPRJ5589] situated on the Khasra No/ Plot no 146 & 199 Demarcated by its boundaries (latitude and longitude of the end points) 00_ to the North 1800 to the South 900_ to the East 2070_ to the West of village MORTI Tehsil LONI Competent/ Development authority GDA District GHAZIABAD PIN 201001 and measuring 22274.15 sq.mts. area being developed by [JAVIN CONSTRUCTION PVT.LTD]

I MAHESH KUMAR have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the RAJ EMPIRE Building(s)/ B & C Block/ Tower (s) of 2ND Phase of the Project, situated on the Khasra No/ Plot no 146 & 199 of village MORTI tehsil LONI competent/ development authority GDA District GHAZIABAD PIN 201001 admeasuring 22274.15 sq.mts. area being developed by [JAVIN CONSTRUCTION PVT.LTD.]

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

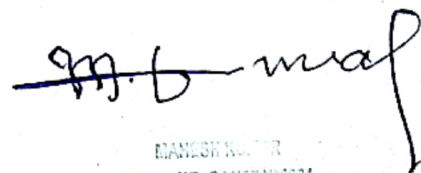
- (i) Shri MAHESH KUMAR as L.S. / Architect ;
- (ii) Shri ADITYA CHAUDHARY as Structural Consultant
- (iii) Shri BANOJ NAYAK as MEP Consultant
- (iv) Shri JATINDER BHALLA as Project Manager

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 UPRERA PRJ5589-RAJEMPIRE-2ND PHASE 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".

MAHESH KUMAR
REGD. NO. CA/1970931
MOD DESIGN CONSORTIUM
R/O 820, SHALIMAR GARDEN EXT. SHED. GED.
PIN 201001

Table A (ONLY FOR B - BLOCK, 2ND PHASE)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation block B	100%
2	Only Structure of 02 number of Basement(s) and Plinth of of Block B	100%
3	number of Podiums	NA
4	Stilt Floor	NA
5	Part 1 structure up to Terrace level completed & Part 2 structure completed up to TERRACE floor	100%
6	Internal walls brick work : Part 1 , completed up to 14 TH floor & Part 2 brickwork completed up to 14 TH floor , Part 1 : Internal Plaster completed IN ALL FLOORS IN PART 2 IN ALL FLOORS Flooring within Flats completed upto 14TH floor and bathroom wall tiles completed up to 14 TH floor in PART 1,, Flooring within Flats completed up to 14 TH floor and bathroom wall tiles completed ALL floors in Part 2 . Doors and Windows in each of the Flats completed up to 14 TH floor IN PART 1 .	100 %
7	Sanitary Fittings (cpvc piping & pvc piping within the Flat) completed upto 14th floor in Part 1, STACK LINES FOR DISTRIBUTION OF DRINKING WATER AND WASTE WATER COMPLETED IN PART 1 Sanitary Fittings (cpvc piping & pvc piping within the Flat) completed upto 14th floor in Part 2, STACK LINES FOR DISTRIBUTION OF DRINKING WATER AND WASTE WATER COMPLETED 14 th FLOOR IN PART 2 Electrical MS boxes / wall conducting to 14 th floor in PART -1 Electrical MS boxes / wall conducting completed up to 14 th floor in PART 2	100%
8	Staircases, Lift Wells , Machine rooms (Part 1 up to Terrace floor & Part 2 up to TERRACE Floor)	100%
9	The external plumbing and external plaster COMPLETED FOR PART 1, FRONT Elevation AND EXTERNAL PUTTY WORK FOR PART 1 COMPLETED, WATERPROOFING OF TERRACE FOR PART 1 COMPLETED . The external plumbing and external plaster COMPLETED up to 14 th floor FOR PART 2, FRONT Elevation AND EXTERNAL PUTTY WORK FOR PART 2 STARTED, WATERPROOFING OF TERRACE FOR PART 2 COMPLETED .	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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	100%



MANISH KUMAR
REGD. NO. CA/1976/00001
MOD DESIGN CONSULTANTS
R/O 820, SHALIMAR GARDEN EXT. SHBD. GEB.
M.NO. 0227740316

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	COMPLETED IN A BLOCK (TRIMIX)	100%
2	Water Supply	YES	OHT & UGR COMPLETED	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	COMPLETED IN BLOCK B	100%
4	Strom Water Drains	YES	RAIN WATER HARVESTING SYSTEM COMPLETED UPTO BLOCK B	100%
5	Landscaping & Tree Planting	YES	COMPLETED UPTO BLOCK B	100%
6	Street Lighting	YES	COMPLETED UPTO BLOCK B	100%
7	Community Buildings	YES	COMPLETED	100%
8	Treatment and disposal of sewage and silage water	YES	COMPLETED UPTO BLOCK B	100%
9	Solid Waste management & Disposal	YES	COMPLETED UPTO BLOCK BLOCK B	100%
10	Water conservation, Rain water harvesting	YES	COMPLETED UPTO BLOCK B	100%
11	Energy management	YES	COMPLETED UPTO BLOCK B	100%
12	Fire protection and fire safety requirements	YES	COMPLETED UPTO BLOCK B	100%
13	Electrical meter room, sub-station, receiving station	YES	COMPLETED UPTO BLOCK B	100%
14	Other (Option to Add more)	NA		NA

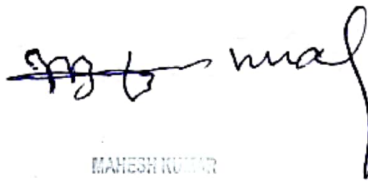
Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)

REGD. NO. CAY/1000000
R/O 820, SHALIMAR GARDEN EXT. SHED. CEB.
INDIA

Table A(ONLY FOR C - BLOCK, 2ND PHASE)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation block C	100%
2	Only Structure of 02 number of Basement(s) and Plinth of of Block C	100%
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	Structure up to Terrace level completed .	100%
6 *	Internal walls brick work : brickwork completed up to 7 TH floor and ground floor , Internal Plaster completed in 1 st to 7 th floor Flooring within Flats completed upto 3 rd floor and bathroom wall tiles completed up to 3 rd floor .	100 %
7	Sanitary Fittings (cpvc piping & pvc piping within the Flat) completed , GI LINE COMPLETED FROM PUMP ROOM TO TERRACE OVER HEAD WATER TANK	100%
8	Staircases, Lift Walls , Machine rooms	100%
9	The external plumbing and external plaster.	95%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment's, 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	100%

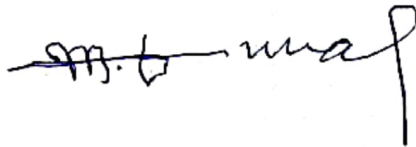


MANISH KUMAR
REGD. NO. CA/1972/2031
MDO DESIGN CO. PVT. LTD.
R/O 620, SHALIMAR GARDEN EXT. SHDD. GEB.
M.NO. 9917710216

Table B (ONLY FOR BLOCK C 2ND PHASE)
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	COMPLETED IN A BLOCK (TRIMIX)	100%
2	Water Supply	YES	OHT & UGR COMPLETED	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	COMPLETED IN BLOCK C	100%
4	Storm Water Drains	YES	RAIN WATER HARVESTING SYSTEM COMPLETED UPTO BLOCK C	100%
5	Landscaping & Tree Planting	YES	COMPLETED UPTO BLOCK C	80%
6	Street Lighting	YES	COMPLETED UPTO BLOCK C	90%
7	Community Buildings	YES	COMPLETED	100%
8	Treatment and disposal of sewage and silage water	YES	COMPLETED UPTO BLOCK C	100%
9	Solid Waste management & Disposal	YES	COMPLETED UPTO BLOCK BLOCK C	95%
10	Water conservation, Rain water harvesting	YES	COMPLETED UPTO BLOCK C	100%
11	Energy management	YES	COMPLETED UPTO BLOCK C	1000%
12	Fire protection and fire safety requirements	YES	COMPLETED UPTO BLOCK C	100%
13	Electrical meter room, sub-station, receiving station	YES	COMPLETED UPTO BLOCK C	95%
14	Other (Option to Add more)	NA		NA

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)

MANISH KUMAR
 REGD. NO. CA/197600231
 EMD DESIGN CORPORATION
 R/O 820, SHALIMAR GARDEN EXT. SHDD. GZB.
 PIN-110042