

BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA
MOBILE 09910278220

FORM-REG-1

ARCHITECT'S CERTIFICATE

No.-45_2024

Status Date:- 31-12-2023

Subject:-Certificate of Percentage of Completion of Construction Work of IT/ITES/ INSTITUTIONAL IT/ITES/ INSTITUTIONAL TOWER Tower B, Tower E, part TOWER F, A1, C1,B1 and centre building A1 & B1 and RESIDENTIAL part TOWER D & 8 nos. ROW HOUSE VILLA(j) of the Project Urbainia Trinity NX (Phase II) [UP RERA Registration Number UPRERAPRJ6259] situated on the Plot No. 6A, Techzone IV, Greater Noida West, Gautam Budh Nagar -201306, demarcated by its boundaries (latitude and longitude of the end points) 28°35'17.2"N 77°26'43.7"E to the North 28°35'06.9"N 77°26'44.2"E to the South 28°35'09.8"N 77°26'48.9"E to the East 28°35'14.5"N 77°26'38.9"E to the West of Tehsil Gautam Budh Nagar Competent / Development Authority : Greater Noida Industrial Development Authority, District Gautam Budh Nagar, admeasuring 15,200 sqm plot area being developed by Promoter's: M/s Avdesh Infotech Pvt Ltd. / Urbainia Spaces Pvt Ltd.

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the Completion Work of the IT/ITES/ INSTITUTIONAL IT/ITES/ INSTITUTIONAL TOWER Tower B, Tower E, part TOWER F, A1, C1,B1 and centre building A1 & B1 and RESIDENTIAL part TOWER D & 8 nos. ROW HOUSE VILLA(j) of the Project Urbainia Trinity NX (Phase II) Situated on the Plot No. 6A, Techzone IV, Greater Noida West, Gautam Budh Nagar -201306, of Tehsil Gautam Budh Nagar Competent / Development Authority : Greater Noida Industrial Development Authority, District Gautam Budh Nagar, admeasuring 15,200 sqm plot area being developed by Promoter's: M/s Avdesh Infotech Pvt Ltd. / Urbainia Spaces Pvt Ltd.

As confirmed by Client and checked on Rera site on 10-10-2022, Two tower added in above registration Tower B (G+16) & Tower E (G+10) . The Certificate has issued accordingly with revised percentage of work from 30-09-2022 onwards

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

- M/s Confluence Consulting Services as LS / Architect
- M/s Keen Associates Pvt Ltd as Structural Consultant
- M/s Consummate Engineering Services Pvt. Ltd. as MEP Consultant
- Sh. Dhirendera Pratap Singh as Site Supervisor

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 UPRERAPRJ6259 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 of Work done
1	Excavation	20%
2	1 number of Basement(s) and Plinth	25%
3	NIL number of Podiums	NIL
4	Stilt Floor	NIL
5	Tower F With 3 Slabs , Tower D with 7 Slabs, D Tower with 7 Slabs, 8 Villa with 3 Slabs , Tower A1,B1,C1 & Central Building A, b with 1 slab of Super Structure and Added Tower B with 16 slab & Tower E with 11 Slab of Superstructure	14%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	3%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	11%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
10	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	0%


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

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	All Internal Road work in PCC/Concrete Paver Block/VDF and Footpaths in Interlocking Pavers	5%
2	Water Supply	Yes	Water to be provided by the Authority and developer will make by UGT constructed for project of capacity as per norms.	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Under ground Sewerage system. Feeder pipeline of PVC and final discharge through RCC pipes. Raw sewerage will be processed through STP of required capacity as per norms. Treated water shall be used for flushing, irrigation and cleaning purpose. Excess water shall be discharge in the authority drain	0%
4	Storm Water Drains	Yes	Storm water is going to harvesting recharge pits. Excess water if any, will be discharge to authority drain.	0%
5	Landscaping & Tree Planting	Yes	Landscape and Tree Planting has been designed by as per authority guidelines	35%
6	Street Lighting	Yes	Mix of Solar panel light & LED Lights	0%
7	Community Buildings	Yes	Club has been designed as per authority norms and Facilities Like:- Party Hall, Gaming Zone, Entertainment Area etc.	With Phase 1
8	Treatment and disposal of sewage and sullage water	Yes	STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer.	0%
9	Solid Waste management & Disposal	Yes	Manual collection and organic waste converter shall be provided in the project	0%
10	Water conservation, Rain water harvesting	Yes	Recycling of treated water and rain water harvesting system to be provide	0%
11	Energy management	Yes	Mix of Solar panel light & LED Lights	0%
12	Fire protection and fire safety requirements	Yes	Fire tender path shall be provided as per NBC. Fire fighting systems along with pumps and water storage tanks shall be provided as per NBC & NOC from fire dept.	0%
13	Electrical meter room, sub-station, receiving station	Yes	As per Authority Sanctioned Plan	0%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully


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