



Form-REG-1

## ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 11-08-2025

Information as on 11-08-2025

**Subject: Certificate of Percentage of Completion of Construction Work of "METRO CITY" No. of Building(s)/1 Block(s) of the 1st Phase of the Project [UPRERA Registration Number] situated on the Khasra No 827, 828, 829, 835 demarcated by its boundaries (25.36725 and 82.92482) to the North, (25.36752 and 82.92269) to the South, (25.36693 and 82.92425) to the East (25.36801 and 82.92281) to the West of village Ganeshpur Pargana Shivpur Tehsil Sadar, Varanasi Development Authority, District Varanasi PIN 221003 admeasuring 4337.35 sq.mts. area being developed by KARTIKEY DEVELOPERS**

I/We **PUNIT SRIVASTAV** have undertaken assignment as Architect for certifying Percentage of work done for the project "METRO CITY" situate on the Khasra No- 827, 828, 829, 835 of village GANESHPUR Pargana- SHIVPUR Tehsil SADAR competent/ development authority VARANASI DEVELOPMENT AUTHORITY District- VARANASI PIN 221003 admeasuring 4337.35 sq.mts area being developed by KARTIKEY DEVELOPERS.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri PUNIT SRIVASTAV as Licensed Architect
- (ii) Shri S. N. SHARAN as Structural Consultant
- (iii) Shri DHARMENDRA DUBEY as MEP Consultant
- (iv) Shri DHARMENDRA DUBEY 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 -

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.

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.

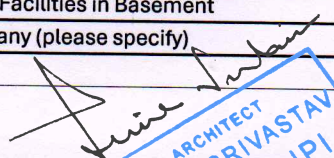
**Table - A**

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1 JOB	0	01-09-2025	31-12-2025
2	Piling & Foundation Work	1	0	01-09-2025	31-03-2026
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0	01-09-2025	31-03-2026
5	Total Number of Slabs of Super Structure	10	0	01-04-2026	30-09-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1 JOB	0	01-04-2026	31-03-2030
7	Sanitary Fittings within the Flat/Premises,	1 JOB	0		
8	Electrical Fitting within the Flat/Premises	1 JOB	0		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2	0		
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1 JOB	0	01-10-2028	31-03-2029

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.	1 JOB	0	01-10-2029	31-12-2029
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.	1 JOB	0	01-01-2030	31-03-2030
(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	0	01-07-2029	30-09-2029
2	Water Supply/Drinking Water Facilities	0	01-10-2027	30-06-2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0	01-10-2028	31-03-2029
4	Storm Water Drain	0	01-10-2028	31-03-2029
5	Landscaping & Tree Planting	0	01-01-2030	31-03-2030
6	Street Lighting	0	01-10-2028	31-03-2029
7	Community Buildings	-	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0	01-10-2028	31-03-2029
9	Solid Waste Management & Disposal	0	01-10-2028	31-03-2029
10	Water Conservation, Rainwater Harvesting	0	01-10-2028	31-03-2029
11	Energy Management/Use of Renewable Energy	-		
12	0+E26:E43	0	01-10-2028	31-03-2029
13	Electrical Sub Station, Control Panel & Meter Room	0	01-07-2029	30-09-2029
14	Receiving Station	-		
15	Plan of Development Works	-		
16	Emergency Evacuation Services	-		
17	Common Facilities in Basement	-		
18	Others, if any (please specify)	-	NA	NA
<p>Yours Faithfully</p> <p align="center">   <b>ARCHITECT</b>  <b>PUNAM SRIVASTAVA</b>  <b>VASTULIPI</b>  <b>CA/91/14249</b> </p> <p>Signature &amp; Name (IN BLOCK LETTERS) of Architect  (License no .....)  Mobile No. +91-7800396999  Email ID - vastulipi@gmail.com</p>				