



ARCHITECT'S CERTIFICATE

Date: 27 June 2020

M/s Asteroid Shelters Homes Pvt. Ltd.
H-175, Sector- 63,
Noida, Gautam Budh Nagar, U.P.

Subject:- Certificate of Estimates for Completion of Construction Work of the Project Galaxy Diamond Plaza [UPRERA Registration Number-UPRERAPRJ6760] situated on the Plot no- C-1A, Sec-4, Greater Noida, District:- Gautam Budh Nagar U.P., admeasuring 10,235.00 sq.mts. area being developed by M/s Asteroid Shelters Homes Pvt. Ltd.

I/We Gian P. Mathur have undertaken assignment as Architect for certifying Percentage of Completion Work of the Project Galaxy Diamond Plaza, situated on the Plot no C-1A, Sec-4, Greater Noida, District:- Gautam Budh Nagar U.P., admeasuring 10,235.00 sq.mts. area being developed by M/s Asteroid Shelters Homes Pvt. Ltd.

Following technical professionals are appointed by Owner / Promotor :-

- (i) Mr. Gian P. Mathur as Architect.
- (ii) Mrs. Abha C/O M/s Gian P. Mathur And Associates Pvt. Ltd. as Structural Consultant
- (iii) Mr. Bikram C/O M/s V.Consulting as MEP Consultant
- (iv) Mr. Mrinal Kumar Singh as Site Supervisor on behalf of M/s Asteroid Shelters Homes Pvt. Ltd.

Based on Site Inspection, with respect to each of the Buildings /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/Towers of the Real Estate Project as registered vide number UPRERAPRJ6760 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	Work done %
1	Excavation	100%
2	Basement 2	100%
3	Basement 1	100%
4	Lower Ground floor	100%
5	Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	100%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
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	95%

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

GIAN P. MATHUR & ASSOCIATES

C-55, East Of Kailash, New Delhi-110065
T: 46599599 | F: 46599512
E: info@gpmindia.com | W: www.gpmindia.com

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

Sr. No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Work done %
1	Internal Roads & Footpaths	Yes	Cement Concrete Internal Road (CC Road Above the 2 Corse of WBM) and Footpaths in Interlocking Pavers	100%
2	Water Supply	Yes	To be Provided by GNIDA and Storage will be done under ground water tank	100%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Main Sewer line has been designed as per norms and running in basement ceiling and connected to STP	100%
4	Strom Water Drains	Yes	Underground pipe drain with chamber	100%
5	Landscaping & Tree Planting	Yes	Landscape and Tree Planting has been designed by as per authority guidelines	100%
6	Street Lighting	Yes	Designed has been done as per UP electricity board guidelines	100%
7	Community Buildings	Yes	NA	NA
8	Treatment and disposal of sewage and sullage water	Yes	STP 180 KLD has been installed	100%
9	Solid Waste management & Disposal	Yes	Door to Door Collection and will be disposed up to garbage point of authority	100%
10	Water conservation, Rain water harvesting	Yes	Recycling treated water and provide rain water syestem	100%
11	Energy management	Yes	Solar panel has been provided as per norms at suitable place	100%
12	Fire protection and fire safety requirements	Yes	System has been provided & functional as per fire department guidelines	100%
13	Electrical meter room, sub-station, receiving station	Yes	Emergency Light	100%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully

For Gian P.Mathur & Associates Pvt.Ltd

Gian P. Mathur

CoA Registration No:-CA/80/5769

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ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

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PART OCCUPANCY CERTIFICATE

Greater Noida Industrial Development Authority

Plot no-01, Sector-knowledge park-04, Greater Noida.

PLG/(BP)3678-46-26

Dated.....17.07.2019

To,
M/S ASTEROID SHELTER HOMES (P) LTD.
C-01A, SECTOR-04
GREATER NOIDA WEST

Sir,

I hereby certify that the erection/re erection / alteration / demolition of the building on plot no- C-01A, SECTOR-04, Greater Noida , completed under the supervision of technical person or name Mr. GYAN P. MATHUR ,COA no- CA/ 1980/5769 and building has been inspected by officers of the authority and declare that the building conforms in all respects to the requirements of the regulations in respect of occupancy , structural safety based upon the structural stability certificate and the completion certificate submitted by the surrounding and is fit for occupation. I have to inform you that occupancy certificate of AREA = 23294.696 SQM., is being granted by the authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority your will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organizations.
5. Gate/s shall open on the service road only, direct access to main carriageway shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green out side the plot.

Yours faithfully



Town planner

Encl: Copy of one set drawings ()
Copy to: G.M. (Engg.) for information and n.a.

Town planner

TOC FOR REMAINING PORTION

Greater Noida Industrial Development Authority

Plot no-01, Sector-knowledge park-04, Greater Noida.

PL.G/(BP)3678...7.8.7.

Dated...05-02-2020.

To,
M/S ASTEROID SHELTER HOMES (P) LTD.
C-01A, SECTOR-04
GREATER NOIDA WEST

Sir,

I hereby certify that the erection/re erection of the building on plot no- C-01A, SECTOR-04, Greater Noida, completed under the supervision of Mr. GYAN P. MATHUR, COA no- CA/ 1980/5769 and building has been inspected by officers of the authority and declare that the building does not conforms in respects of the following requirements of the greater Noida building regulations/directions as amended.

1. Time extension certificate to be taken from property department.

However, a temporary occupancy certificate is being issued for a period of 18 Months for having total FAR AREA = 12976.057 sqm, with subject to the condition that the above mentioned defect/discrepancies will be got corrected and a fresh completion certificate is submitted to the Chief Executive Officer for further necessary.

Yours faithfully



05/02/2020

SR. MANAGER

Encl: Copy of one set drawings ()
Copy to: G.M. (Engg.) for information and n.a.
OSD. (builder) for information and n.a.
MGR. (law) for information and n.a.

SR. MANAGER