

ARCHITECT'S CERTIFICATE

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

No.....

Subject: Certificate of Percentage of Completion of Construction Work of Gulistan Plaza of the Project Emerald Gulistan [UPRERA Registration Number- UPRERAPRJ838684] situated on the Plot no. 2, Scheme No. 39, Jajmau, Kanpur Nagar, Demarcated by its boundaries (latitude and longitude of the end points) Lt: 26.251640 and Lgt: 80.242242 to the North: Premises of Phase-4, to the South: Other Land Thereafter 100 Feet wide Rayon Factory Road, to the East: Part of Phase-4, 33KVA Sub- Station and open land for future development to the West: 30 Mtr./18 Mtr. Wide Road Thereafter premises of Phase-4, Tehsil: Kanpur, Competent/ Development Authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 17791.34 sq.mts. area being developed by JK Urbanscapes Developers Limited (Formerly Known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur.

I Masoom Singh Baghel, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Gulistan Plaza of the Project, situated on the Plot no. 2, Scheme No. 39, Jajmau, tehsil: Kanpur, competent/ development Authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 17791.34 sq.mts. area being developed by JK Urbanscapes Developers Limited (Formerly Known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur.

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

- Shri Masoom singh Baghel as Architect ;
- M/s/Shri/Smt _____ N.A. as Structural Consultant
- M/s Kishor Kumar Services Consultant as MEP Consultant
- Shri Navin Tiwari as Site Engineer

Based on Site Inspection, with respect to the Blocks 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 Blocks of the Real Estate Project as registered vide number: (RERA Registration No.- UPRERAPRJ838684) 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	N.A.
2	_____ number of Basement(s) and Plinth	N.A.
3	_____ number of Podiums	N.A.
4	Stilt Floor	N.A.
5	_____ number of Slabs of Super Structure	N.A.
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	N.A.
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	N.A.
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	N.A.
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	N.A.

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KANPUR


06/04/24

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	N.A.
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Table B
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	Filing & Compaction, Grubbing & Clearing, GSB, PCC-VDF, shoulder work, GSB, paver.	95%
2	Water Supply including OHT	YES	UGR feeder, UGR to OHT, OHT to Plots, MDPE. Recycled water for gardening.	50%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	NP-3 lines including mainholes & house connections	20%
4	Storm Water Drains	YES	NP-3 pipes including catch basins	20%
5	Landscaping & Tree Planting	YES	Park-6, & Road side Horticulture work	0%
6	Street Lighting	YES	chambers for cable laying	20%
7	Community Buildings	NO	Not proposed	NA
8	Treatment and disposal of sewage and sullage water	YES	Connection through NP-3 RCC pipe with exiting STP	0%
9	Solid Waste management & Disposal	YES	Door to door collection from plots to common segregation and disposal unit near vendor's zone. Final disposal by municipal system.	0%
10	Water conservation, Rain water harvesting	YES	R.W. Harvesting Structures Civil Work	20%
11	Energy management	NO	Not proposed- Land Development Only	NA
12	Fire protection and fire safety requirements	NO	Not required	NA
13	Electrical meter room, sub-station, receiving station	YES	Works in 33 K.V. sub-station, street lights, park lights	20%
14	Other (Option to Add more)	YES	CCTV/Telephone/Security in township. Theme wall on two sides of the project to enclose the project.	90%
15	Land Fill & Compaction	YES	Filling with good earth - low laying areas watering and compaction	95%

Your's Faithfully

Masoom Singh Baghel
06/04/24

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Signature & Name (IN BLOCK LETTERS) OF Architect: MASOOM SINGH BAGHEL.
(License NO. CA/2009/44208)