

Professional Services in:
Architecture
Urban Development Planning

Address:- 117/K/13, Gutaiya,
Kanpur Nagar
Tel: 7042620262

Date: 13.01.2024
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.....

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.

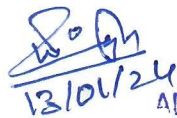
AR. MASOOM SINGH BAGHEL

(B-ARCH), PGPCM

CA/2009/44208

MOB- 7042620262

ADD- 117/K/13, SARVODAYA NAGAR
KANPUR


13/01/24

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.	15%
2	Water Supply including OHT	YES	UGR feeder, UGR to OHT, OHT to Plots, MDPE. Recycled water for gardening.	55%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	NP-3 lines including mainholes & house connections	55%
4	Storm Water Drains	YES	NP-3 pipes including catch basins	55%
5	Landscaping & Tree Planting	YES	Park-6, & Road side Horticulture work	5%
6	Street Lighting	YES	chambers for cable laying	50%
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	30%
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.	55%
10	Water conservation, Rain water harvesting	YES	R.W. Harvesting Structures Civil Work	50%
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	50%
14	Other (Option to Add more)	YES	CCTV/Telephone/Security in township. Theme wall on two sides of the project to enclose the project.	50%
15	Land Fill & Compaction	YES	Filling with good earth - low laying areas watering and compaction	90%

Your's Faithfully

[Signature]

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

AR. MASOOM SINGH BAGHEL
(B-ARCH), PGPCM
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