

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

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Form REG-1

ARCHITECT'S CERTIFICATE

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

No...M Homes/11

Date: 07.01.2023

Subject: Certificate of Percentage of Completion of Construction Work of 3 No. of Residential Building(s)/_3 Block(s) , 16 nos. of plotted villas and commercial shops of the Millat Homes Group Housing Project [UPRERA Registration Number UPRERAPRJ7032] situated on the Khasra No/ Plot no 387/2,387/1 and 385 at village Bajaut, Tehsil Meerut Sadar, Meerut(Uttar Pradesh), Demarcated by boundaries Latitude 28°55'55"N, Longitude to the North 77°43'6"E of _District_Meerut, Competent/ Development authority - Meerut Development Authority ,admeasuring Registered Plot Area 18187.66 sq.mts. area being developed by M/s. Abbasi Rao Developers Pvt. Ltd.

I Vikas Kumar Goel as an Architect have undertaken assignment as certifying the percentage of completion of construction of 3 No. of Residential Building(s)/_3 Block(s) ,16 nos. plotted villas and commercial shops of the Millat Homes Group Housing Project [UPRERA Registration Number UPRERAPRJ7032] situated on the Khasra No/ Plot no 387/2,387/1 and 385 at village Bajaut, Tehsil Meerut Sadar, Meerut(Uttar Pradesh), at District_Meerut, Competent/ Development authority -Meerut Development Authority ,admeasuring Registered Plot Area 18187.66 sq.mts. area being developed by M/s. Abbasi Rao Developers Pvt. Ltd.

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

- | | | |
|-------|-----------------------|--------------------------|
| (i) | Mr. Faisal Riaz Khan | as L.S. / Architect |
| (ii) | M/s. Shell Architects | as Structural Consultant |
| (iii) | M/s. Shell Architects | as MEP Consultant |
| (iv) | Mr. Afzal Haider | 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 as registered vide number UPRERAPRJ7032 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. Site status is considered till 31.12.2022.

Table A- Block Type 1 -Plotted Villas (16 nos.) Ground+ First floor

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	number of Basement(s) and Plinth	NA
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	32 number of Slabs of 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, santary pipes laid in toilets	100%
8	Staircases, Lift Wells (NA)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%

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10	Installation of lifts (NA), 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 (NA), plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall(NA) and all other requirements as may be required to obtain Occupation/Completion Certificate	Part of entire project - yet to start
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Table A- Block Type-2 (B+G+7)- tower A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	Yet to start
2	1__ number of Basement(s) and Plinth-Str.	Yet to start
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	08 number of Slabs - Structure Part excluding basement	Yet to start
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	Yet to start
8	Staircases civil work, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
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	Yet to start

Table A- Block Type-2 (B+G+7)- tower B

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	Yet to start
2	1__ number of Basement(s) and Plinth-Str.	Yet to start
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	08 number of Slabs - Structure Part excluding basement	Yet to start
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	Yet to start
8	Staircases civil work, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
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	Yet to start

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Table A- Block Type-2 (B+G+7)- tower C

Sr. No.	Task/Activity	Percentage Work
1	Excavation	Yet to start
2	1__number of Basement(s) and Plinth-Str.	Yet to start
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	08 number of Slabs - Structure Part excluding basement	Yet to start
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, santary pipes laid in toilets	Yet to start
8	Staircases civil work, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
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	Yet to start

Table A- Block Type-2 (B+G+7)- tower D

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	1__number of Basement(s) and Plinth- Super Str.	100%
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	08 number of Slabs - super Structure excluding basement	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	40%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, santary pipes laid in toilets	Yet to start
8	Staircases civil work/super structure, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	10%
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	Yet to start

Table A- Block Type-2 (B+G+7) tower E

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100%
2	1__number of Basement(s) and Plinth-Super Str.	100%
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA

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5	08 number of Slabs - super Structure Part excluding basement	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	95%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	80%
8	Staircases civil work, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
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	25%

Table A- Block Type-2 (B+G+7)- tower F

Sr. No.	Task/Activity	Percentage Work
1	Excavation	100%
2	1__ number of Basement(s) and Plinth-super Str.	100%
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	08 number of Slabs - Structure Part excluding basement	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	95%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	80%
8	Staircases civil work, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
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	65%

Table A- Type 3-Block G (B+S+12)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	__1__ number of Basement(s) and Plinth	0%
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor having club in part of stilt , prayer hall in part of stilt and upper floor	NA
5	13 number of Slabs of Super Structure of excluding basement(includes separate community religious place to be finished at stilt and first floor in the tower)	Yet to start
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start

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7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	Yet to start
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
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	Yet to start

Table A- Type 4 Block H (G+6)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	Yet to start
2	_nil_ number of Basement(s) and Plinth	NA
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	07 number of Slabs of Super Structure of excluding basement	Yet to start
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	Yet to start
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
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	Yet to start

Table A- Commercial Shops (Ground floor building proposed)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	Yet to start
2	_nil_ number of Basement(s) and Plinth	NA
3	Podium lvl. (extension of stilt roof level as per given height)	NA
4	Stilt Floor	NA
5	01 number of Slabs of Super Structure	Yet to start
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	Yet to start
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start

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9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
10	Installation of lifts(NA), 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	Yet to start

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	Under Progress	40%
2	Water Supply	yes	Under Progress	20%
3	Sewerage (chamber, lines, Septic Tank, STP)	yes	Under Progress	40%
4	Storm Water Drains	yes	Under Progress	30%
5	Landscaping & Tree Planting	yes	Under Progress	60%
6	Street Lighting	yes	Under Progress	15%
7	shopping	yes	Yet to start	0%
8	club	yes	Yet to start- in the part stilt of block 3 is proposed	0%
8	Treatment and disposal of sewage and sullage water	yes	Till Stage not reached	0%
9	Solid Waste management & Disposal		Till Stage not reached	0%
10	Water conservation, Rain water harvesting	yes	Under Progress	40%
11	Energy management	yes	Solar panels to be installed on the terrace of blocks	0%
12	Fire protection and fire safety requirements	yes	under progress	20%
13	Electrical meter room, sub-station, receiving station	yes	under progress	10%
14	structure of entire length of boundary wall(approx. 550 meter)	yes	under progress	95%

Thanking you