

### ARCHITECT'S CERTIFICATE

No.-248\_2025

Status Date:- 30-09-2025  
Certificate issue Date:- 02-10-2025

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/ 1 Block(s) of the **F-Premiere Phase II** Project UPRERAPRJ7173 situated on the Plot no. GH-B-3 Demarcated by its boundaries (latitude and longitude of the end points) 28°21'23.4"N 77°31'38.3"E to the North 28°21'18.5"N 77°31'43.0"E to the South 28°21'20.5"N 77°31'44.9"E to the East 21°21.1"N 77°31'36.8"E to the West Tehsil Dadri Competent/ Development authority YEIDA District Gautam Nagar PIN 201308 admeasuring 3786 sq.mts. area being developed by **Home and Soul Infratech Private Limited**.

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the 1 Building(s)/ 1 Block/ Tower (s) of **F-Premiere Phase II** Project, situated on the Plot no. GH-B-3 Tehsil DADRI competent/ development authority YEIDA District Gautambudh Nagar PIN 201308 admeasuring 3786 sq.mts. area being developed by **Home and Soul Infratech Private Limited**.

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

- (i) M/s MODARCH INDIA as Architect
- (ii) M/s OPTIMIZATION CONSULTANT as Structural Consultant
- (iii) M/s V.S. KUKREJA & ASSOCIATES PVT. LTD. as MEP Consultant
- (iv) Shri Azeem Iqbal 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 of the Real Estate Project as registered vide number UPRERAPRJ7173 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                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 2       | 2 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 3       | NIL number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                          | NIL                     |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 5       | 1 Tower With 28 Slab of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                               | 100%                    |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 76%                     |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 67%                     |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 95%                     |
| 9       | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                  | 56%                     |
| 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 | 72%                     |

  
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**NITIN BHATIA, B.ARCH**  
**CA/2007/40059**

**Table B****Internal & External Development Works in Respect of the Entire Registered Phase**

| Sr. No. | Common Areas and Facilities, Amenities                | Proposed (Yes/No) | Details                                                                                                                                                                                                                 | Percentage of Work done                           |
|---------|-------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 1       | Internal Roads & Footpaths                            | Y                 | All Internal Road work in PCC/Concrete Paver Block/VDF and Footpaths in Interlocking Pavers                                                                                                                             | 0%                                                |
| 2       | Water Supply                                          | Y                 | Total water requirement is proposed to be catered by an underground tank .<br>Potable Water will be supplied by Jaypee sports & treated water will be stored in compartment No -3 .RO unit proposed in each unit        | 50%                                               |
| 3       | Sewarage (chamber, lines, Septic Tank, STP)           | Y                 | Soil & Waste from Toilet & Kitchen will be collected separately for soil & waster pipe line and after that sewer pipe line laid under ground with manhole & connected to Centralized STP of JP Sport City , Formula One | 100%                                              |
| 4       | Strom Water Drains                                    | Y                 | Separate line for rain water with & Other line for soil & waste and connected to JP sport city line                                                                                                                     | 100%                                              |
| 5       | Landscaping & Tree Planting                           | Y                 | Landscape and Tree Planting has been designed by as per authority guidelines                                                                                                                                            | 15%                                               |
| 6       | Street Lighting                                       | Y                 | Efficient & Effective design of substation with 100% Power back up & street light in walk way and parks . Adequate design to reduce losses in transmission & distribution .                                             | 0%                                                |
| 7       | Community Buildings                                   | Y                 | Club has been designed as per authority norms and Facilities Like:- Party Hall, Gaming Zone, Entertainment Area etc.                                                                                                    | 0%                                                |
| 8       | Treatment and disposal of sewage and sullage water    | Y                 | Sewer water treatment through Centralized STP of Jaypee Sport City Township with their disposal arrangement                                                                                                             | STP to be developed by Jaypee Sport City Township |
| 9       | Solid Waste management & Disposal                     | Y                 | Manual collection and organic waste converter shall be provided in the project                                                                                                                                          | 0%                                                |
| 10      | Water conservation, Rain water harvesting             | Y                 | VFD based hydro pneumatic pumps used with sensor , treated STP water used for flushing & Horticulture                                                                                                                   | 100%                                              |
| 11      | Energy management                                     | Y                 | Pumps & equipment selected on best energy efficient point . Photoelectric sensor used for external and common area light with provision of solar energy                                                                 | 0%                                                |
| 12      | Fire protection and fire safety requirements          | Y                 | Internal & external hydrant system , sprinklers, Heat Detector, smoke detector MCP & Fire Extinguishers in all floors . As per Fire norms                                                                               | 98%                                               |
| 13      | Electrical meter room, sub-station, receiving station | Y                 | Efficient & Effective design of substation with 100% Power back up & street light in walk way and parks . Adequate design to reduce losses in transmission & distribution .                                             | 40%                                               |
| 14      | Other (Option to Add more)                            | NA                | NA                                                                                                                                                                                                                      | NA                                                |

Yours Faithfully



Signature & Name (AR. NITIN BHATIA) OF LS./Architect  
(License NO. CA/2007/40059)

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