

ARCHITECT'S CERTIFICATE

No.-93_2025

Status Date:- 31-03-2025
Certificate issue Date:- 02-04-2025

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	58%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	46%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	87%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	45%
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	58%


ARCHITECT
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 . 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	80%
4	Strom Water Drains	Y	Separate line for rain water with & Other line for soil & waste and connected to JP sport city line	80%
5	Landscaping & Tree Planting	Y	Landscape and Tree Planting has been designed by as per authority guidelines	0%
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	88%
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 .	0%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully



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

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NITIN BHATIA, B.ARCH
CA/2007/40059

JGAD & ASSOCIATES
(CHARTERED ACCOUNTANTS)

OFFICE NO. 305, THIRD FLOOR, LOTUS TOWER, F-6,
VIJAY BLOCK, LAXMI NAGAR, NEW DELHI - 110092

Form REG - 03

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information up to 31st March, 2025

Certification work Assigned vide letter No. CA/001/FP/2021-22 dated 01.04.2021

Subject: Certificate of amount incurred on F PREMIERE PHASE 2 for Construction of ___1___ Tower/Block/Building(s) ___1___ situated on Khasra no./Plot No. ___GH-B3___, demarcated by its boundaries (latitude and longitude of the end-points) _28,21',20.43" to the North _28,21',21.45" to the South _77,31',44.80" to the East _77,31',36.98" to the West Tehsil Dadri Competent Authority/Development Authority YEIDA, District _Gautam Budh Nagar, PIN 201308, admeasuring 3786 sq. meter area, being developed by HOME AND SOUL INFRA TECH PRIVATE LIMITED having RERA Registration No UPRERAPRJ7173, Designated A/C No.-50200057351201 Bank Name-HDFC Bank Limited, Sector-18, Noida-201301.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), If any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.	907.57	907.61
	SUB TOTAL LAND COST (in Rs.)	907.57	907.61
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	0.29	0.87
	SUB TOTAL FEES PAID (in Rs.)	0.29	0.87
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	3,833.52	4,437.76



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3,833.52	4,437.76
3B	Cost of construction incurred (As Certified by Project Engineer)	3,833.52	2,816.49
3C	Total Construction Cost (Lower of 3A and 3B.)	3,833.52	2,816.49
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	400.86	309.75
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	4,234.38	3,126.24
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5,142.24	4,034.71
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate)	73.46%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	78.46%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2,676.40
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,873.48
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		4,034.71
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		1,865.51
11	Balance available in Designated A/c.		7.97
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		2,169.20
This certificate is being issued on specific request of M/s Home and Soul Infratech Pvt. Ltd. (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.			

For JGAD & Associates

Chartered Accountants

FRN: 029401N

Jatin Gupta
(Partner)

M. No. - 522225

Place: Delhi

Date: 12.04.2025

UDIN: 25522225BMKPXU8935

