

ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 12th June 2026

Information as on : 30.09.2025

Subject: Certificate of Percentage of Completion of Construction Work of Family Hub UPRERA Registration No. UPRERAPRJ922146 situated at Plot No. Commercial-I, Aditya World City, Integrated Township, village Shahpur Bamhetta, Pargana Dasna, Tehsil & district Ghaziabad, Uttar Pradesh demarcated by its boundaries 12.00 meter road to the North East, others property to the South West and 24 M wide Road to the South East and 12 M road to the North West. Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District Ghaziabad Pin 201002 admeasuring 7,114-53 Sq mts area being developed by AU Real Estate Services Private Limited.

We "MODARCHINDIA ARCHITECTS" have undertaken assignment as Architect of certifying estimate of the project "Family Hub" situated on the Plot No. Commercial-I, Aditya World City, Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & district Ghaziabad, Uttar Pradesh Competent / Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District Ghaziabad Pin 201002 admeasuring 7,114-53 Sq. Mts area being developed by AU Real Estate Services Private Limited.

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

- (i)Mr. Amit Kumar as Architect for M/S MODARCHINDIA ARCHITECTS
- (ii)Mr. Maqsud E Nazar as structural consultant for M/S NNC Design International
- (iii)Mr. Bikramjeet Kukreja as MEP consultant for M/S V Consulting
- (iv)Mr. Sahar Alam as Site Supervisor of M/S Consave Consultants Pvt Ltd as PMC Consultant.

2-Based on Site Inspection dated 30.09.2025, with respect to each of the Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A					
Building Wing or Tower Number or Name		Family Hub			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	23-03-2023	20-07-2023
2	Total Number of Basement and Plinth	1	100	03-07-2023	30-12-2023
3	Total Number of Podiums		0		
4	Stilt Floor		0		
5	Total Number of Slabs of Super Structure	4	100	24-09-2023	02-07-2024
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	239	100	05-08-2024	20-07-2025



7	Sanitary Fittings within the Flat/Premises,	8	100	24-06-2024	15-07-2025
8	Electrical Fitting within the Flat/Premises	239	100	24-06-2024	15-07-2025

studio plot no. b-99, first floor, sec-63. noida 201301 phone +91-120-4206253, 4206600 website www.modarchindia.com

9	Staircases, Lifts Walls and Lobbies at each Floor level connecting Staircases and Lifts	3 staircase 4 lifts	100	03-09-2023	17-06-2024
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1 Job	100	30-09-2023	08-09-2024
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1 Job	100	12-03-2025	05-07-2025
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as maybe required to obtain Occupancy/Completion Certificate,	1 Job	100	13-04-2025	30-06-2025

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	100	04-08-2023	10-10-2023
2	Water Supply/Drinking Water Facilities	100	24-06-2024	25-08-2025
3	Sewerage (chamber, lines, Septic Tank, STP)	100	04-06-2023	10-07-2023
4	Storm Water Drain	100	05-08-2023	25-10-2024
5	Landscaping & Tree Planting	100	30-07-2023	27-12-2024
6	Street Lighting	100	05-09-2023	15-11-2023
7	Community Buildings			
8	Treatment & Disposal of Sewage and Sullage water /STP	100	24-06-2024	20-08-2024
9	Solid Waste Management & Disposal			
10	Water Conservation, Rainwater Harvesting	100	30-07-2024	27-12-2024
11	Energy Management/Use of Renewable Energy			
12	Fire Protection and Fire Safety Requirements	100	24-06-2024	20-08-2025
13	Electrical Sub Station, Control Panel & Meter Room	100	17-10-2024	27-08-2025

14	Receiving Station		100	24-06-2024	15-06-2025
15	Plan of Development Works		100	24-06-2024	15-06-2025
16	Emergency Evacuation Services		100	20-11-2024	15-01-2025
17	Common Facilities in Basement		100	20-11-2024	15-01-2025
18	Others, if any (please specify)		100	24-06-2024	20-07-2025

Yours Faithfully

Mr. Amit Kumar

Principal Architect, COA Regd. No :CA\98

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modarch.in

M/s. MODARCHINDIA



Prop.