

Date: 4th Oct. 2025

ARCHITECT'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work of Family Hub UPRERA Registration No. UPRERAPRJ922146 situated at Plot No. Commercial-1, 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-1, 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. Maqsd 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 Supervision for M/s. Consave Consultants Pvt Ltd as PMC Consultant.

Based on Site Inspection, with respect to each of the Buildings of the aforesaid Real Estate Project, I certify that as on the date 31st May 2025, the Percentage of Work done for each of the Buildings of the Real Estate Project as registered vide number UPRERAPRJ922146 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 Work Done
1	Excavation	100%
2	One number of Basement(s)	100%
3	0 number of Podiums	NA
4	Stilt Floor	NA
5	04 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	100%
8	Staircases, Lift Wells 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%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipment, 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	100%



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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	YES	As per Drawings	100%
2	Water Supply	YES	As per Drawings	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	As per Drawings	100%
4	Storm Water Drains	YES	As per Drawings	100%
5	Landscaping & Tree Planting	YES	As per Drawings	100%
6	Street Lighting	YES	As per Drawings	100%
7	Community Buildings	NA	-	-
8	Treatment and disposal of sewage and sullage water	YES	As per Drawings	100%
9	Solid Waste management & Disposal	NA	-	-
10	Water conservation, Rain water harvesting	YES	As per Drawings	100%
11	Energy management	NA	-	-
12	Fire protection and fire safety requirements	YES	As per Drawings	100%
13	Electrical meter room, sub-station, receiving station	YES	As per Drawings	100%
14	Other (Option to Add more)	YES		100%

Yours Faithfully

Mr. Amit Kumar
Principal Architect,
COA Regd. No : CA\98\22706
M/s. MODARCHINDIA,

Prop.

