

## ARCHITECT'S CERTIFICATE

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

No.....

Date: 30.06.2025

**Subject:** Certificate of amount incurred on YLS Dreams for villa development situated on Arajai No. 700/2,701,703 Demarcated by its boundaries 25.48005 78.71104 (latitude and longitude of the end points) 702 to the North, 705 to the South Government road to the East & to the West of Arajai No. 700, Tehsil Jhansi, Jhansi Development authority, District JHANSI PIN 284001 admeasuring 21476 sq.mts. area being developed by Jai Bhagwati Infra Developers private Limited having RERA Registration No. UPRERAPRJ719002 , Designated A/C No. 19500210002414 Bank Name: UCO Bank

I JYOTI SINGHAL have undertaken assignment as Architect of certifying Percentage of Completion Work of the **YLS Dreams** of the Project, situated on the Khasra No/ Plot no Khasra No/ Plot no 700/2, 701, 703,Mauza BHOJLA , Jhansi, Jhansi development authority, District Jhansi PIN 284001 admeasuring 21476 sq.mts. area being developed by M/S Jai Bhagwati Infradevelopers Private limited

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

- (i) Smt Jyoti Singhal as L.S. / Architect ;
- (ii) Shri Sanjay Vithalkar as Structural Consultant
- (iii) Shri Pramod Sharma as MEP Consultant
- (iii) Shri Yashwant Verma as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings 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 Building of the Real Estate Project as registered vide number NA 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                                                                                                                                                                                                                                                                                                                                                                                                                     | 65%                  |
| 2       | Number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                               | 40%                  |
| 3       | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                              | NA                   |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                    | NA                   |
| 5       | Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                             | 28%                  |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 20%                  |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 5%                   |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 15%                  |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 5%                   |
| 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 | 0%                   |

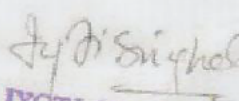
*Jyoti Singhal*  
**JYOTI SINGHAL**  
 ARCHITECT  
 GA / 98 / 16250

**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               | As per the Approved Service Layout plan being attached for the RERA Registration. | 75%                     |
| 2    | Water Supply                                          | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 50%                     |
| 3    | Sewarage (chamber, lines, Septic Tank, STP)           | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 50%                     |
| 4    | Strom Water Drains                                    | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 50%                     |
| 5    | Landscaping & Tree Planting                           | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 60%                     |
| 6    | Street Lighting                                       | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 50%                     |
| 7    | Community Buildings                                   | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 40%                     |
| 8    | Treatment and disposal of sewage and sullage water    | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |
| 9    | Solid Waste management & Disposal                     | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |
| 10   | Water conservation, Rain water harvesting             | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |
| 11   | Energy management                                     | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |
| 12   | Fire protection and fire safety requirements          | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |
| 13   | Electrical meter room, sub-station, receiving station | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |
| 14   | Other (Option to Add more)                            | Yes               | As per the Approved Service Layout plan being attached for the RERA Registration. | 0%                      |

**Yours Faithfully**

**Signature & Name (IN BLOCK LETTERS) OF L.S./Architect**  
**(License NO.....)**

  
**JYOTI SINGHA**  
**ARCHITECT**  
**CA / 98 / 16250**