

Date: 15.07.2024

FORM-Q

**ARCHITECT'S CERTIFICATE**

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

No.....

**Subject:** Certificate of Percentage of Completion of Construction Work of Phase-V of the Project Emerald Gulistan [UPRERA Registration Number- UPRERAPRJ985180] situated on the Plot no. 2, Scheme No. 39, Jajmau, Kanpur Nagar, Demarcated by its boundaries (latitude and longitude of the end points) Lt: 26.423477 and Lgt: 80.405510 to the North: 12 Meter wide road thereafter Phase-I, to the South: KDA Ashiana Building thereafter 100 feet wide Reyan Factory Road, to the East: 18 Mtr. wide Road and Phase-IV, to the West: 18 Meter wide Road thereafter Phase-I, Tehsil: Kanpur, Competent/ Development Authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 47515.59 sq.mts. area being developed by JK Urbanscapes Developers Limited (Formerly Known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur.

I Aman Gupta, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Emerald Gulistan Phase-V of the Project, situated on the Plot no. 2, Scheme No. 39, Jajmau, Tehsil: Kanpur, competent/ development authority: Kanpur Development Authority, District: Kanpur Nagar, PIN: 208010, admeasuring 47515.59 sq.mts. area being developed by JK Urbanscapes Developers Limited (Formerly Known as J.K. Cotton Limited), Regd. Office at Kamla Tower, Kanpur.

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

- (i) Shri Aman Gupta as Architect ;
- (ii) M/s/Shri/Smt \_\_\_\_ N.A. \_\_\_\_ as Structural Consultant
- (iii) M/s/ Kishor Kumar Services Consultant as MEP Consultant
- (iv) Shri Navin Tiwari as Site Engineer

Based on Site Inspection, with respect to the Blocks 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 Blocks of the Real Estate Project as registered vide number: (RERA Registration No.- UPRERAPRJ985180) 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                                                                                                                                                                                                                                    | N.A.                    |
| 2       | 1 Number of Plinth                                                                                                                                                                                                                            | N.A.                    |
| 3       | _____ number of Podiums                                                                                                                                                                                                                       | N.A.                    |
| 4       | Stilt Floor                                                                                                                                                                                                                                   | N.A.                    |
| 5       | 4 number of Slabs of Super Structure                                                                                                                                                                                                          | N.A.                    |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                             | N.A.                    |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                      | N.A.                    |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                  | N.A.                    |
| 9       | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                 | N.A.                    |
| 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, | N.A.                    |

  
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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

**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               | Filing & Compaction, Grubbing & Clearing, GSB, PCC-VDF, shoulder work, GSB, paver.                                                 | 45%                     |
| 2      | Water Supply including OHT                            | YES               | UGR feeder, UGR to OHT, OHT to Plots, MDPE. Recycled water for gardening.                                                          | 70%                     |
| 3      | Sewerage (chamber, lines, Septic Tank, STP)           | YES               | NP-3 lines including mainholes & house connections                                                                                 | 90%                     |
| 4      | Storm Water Drains                                    | YES               | NP-3 pipes including catch basins                                                                                                  | 90%                     |
| 5      | Landscaping & Tree Planting                           | YES               | Park-6, & Road side Horticulture work                                                                                              | 0%                      |
| 6      | Street Lighting                                       | YES               | chambers for cable laying                                                                                                          | 48%                     |
| 7      | Community Buildings                                   | NO                | Not proposed                                                                                                                       | NA                      |
| 8      | Treatment and disposal of sewage and sullage water    | YES               | Connection through NP-3 RCC pipe with exiting STP                                                                                  | 0%                      |
| 9      | Solid Waste management & Disposal                     | YES               | Door to door collection from plots to common segregation and disposal unit near vendor's zone. Final disposal by municipal system. | 0%                      |
| 10     | Water conservation, Rain water harvesting             | YES               | R.W. Harvesting Structures Civil Work                                                                                              | 90%                     |
| 11     | Energy management                                     | NO                | Not proposed- Land Development Only                                                                                                | NA                      |
| 12     | Fire protection and fire safety requirements          | NO                | Not required                                                                                                                       | NA                      |
| 13     | Electrical meter room, sub-station, receiving station | YES               | Works in 33 K.V. sub-station, street lights, park lights                                                                           | 40%                     |
| 14     | Other (Option to Add more)                            | YES               | CCTV/Telephone/Security in township. Theme wall on two sides of the project to enclose the project.                                | 30%                     |
| 15     | Land Fill & Compaction                                | YES               | Filling with good earth - low laying areas watering and compaction                                                                 | 50%                     |

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) OF Architect: AMAN GUPTA.  
(License NO. CA/2019/114903)

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