



THE CREATORS

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FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project “Tech Town” position as on 12-03-2019)

Date: 13-03-2019

To

The Gupta Builders & Promoters Pvt. Ltd.
Sec-34A, SCO 196-197
Chandigarh

Subject: Certificate of Percentage of Completion of Construction Work of Project “Tech Town” Phase of the Project (Real Estate Regulatory Authority, Punjab Registration Number applied for, project situated on the Plot bearing Khasra No. 735,759,761,1372/757,755,756,759,760,761,759,760,761,759,758,1370/757,1371/757,78,1370/757,1371/757,153,723,724,725,726,728,723,724,725,726,727,1392/733,1260/735,1395/734,1391/733,1394/734,653/8720,732,153,723,724,725,726,728,723,724,725,726,727,389/7820,1260/735,1391/733,1392/733,1395/734,1394/734,581/4360,1394/734,160/800,732,25/200,755,759,761,1372/757,755,756,759,760,761,759,758,1370/757,1371/757,1520/10880,791,792,793,794,2400/5720,800/5720153,723,724,725,726,727,875-1/4/7820,1392/733,1260/735,1395/734,1391/733,1394/734,1308/4360,1394/734,360/800,732,561/4/200,791,792,793,794,744/1,745,746,747,743/1,749/1,748/1,,153,723,724,725,726,728,723,724,725,726,727,1392/733,1260/735,1395/734,1391/733,1394/734,653/17440,732,153,723,724,725,726,728,723,724,725,726,727,680/3/4/7820,1392/733,1260/735,1395/734,1391/733,1394/734,1017/4360,1394/734,280/800,732,433/4/200,1258/729,1/15,176,1259/729,730,1/10,755,759,761,1372/757,755,756,759,760,761,759,758,1370/757,1371/757,,799,801,802,803,804,805,806,807,808,809,810,1222/800,420/882,1301/762,1322/763,755,759,761,1372/753,755,756,759,760,761,759,758,1370/757,1371/757,723,724,725,726,728,723,724,725,726,727,770/7780,732,5/200, 731,736 demarcated by its boundaries (latitude and longitude of the end points) lat: 30.6305268310206/Long: 76.7799711227416, Situated at Village – Dayalpura , Zirakpur District SAS NAGAR (MOHALI) and measuring 98957.1864 sq.mts. area being developed by Gupta Builders & Promoters Pvt. Ltd.

Sir,

I/We _____ have undertaken assignment as Architect/Engineer of certifying Percentage of Completion of Construction Work of Project “Tech Town” Phase of the Project (Real Estate



Regulatory Authority, Punjab Registration Number applied for, situated on the Plot bearing Khasra No./Final Plot

735,759,761,1372/757,755,756,759,760,761,759,760,761,759,758,1370/757,1371/757,758,1370/757,1371/757, ,153,723,724,725,726,728,723,724,725,726,727,1392/733,1260/735, 1395/734, 1391/733, 1394/734, 653/8720, 732, ,153,723,724,725,726,728,723,724,725,726,727, 389/7820, 1260/735,1391/733,1392/733,1395/734,1394/734,581/4360,1394/734,160/800,732,25/200, 755,759,761,1372/757,755,756,759,760,761,759,758,1370/757,1371/757,1520/10880, 791,792,793,794,2400/5720,800/5720153,723,724,725,726,727,875-1/4/7820, 1392/733, 1260/735, 1395/734,1391/733,1394/734,1308/4360,1394/734,360/800, 732,56-1/4/200, 791,792,793,794,744/1,745,746,747,743/1,749/1,748/1,,153,723,724,725,726,728,723,724,725,726, 727,1392/733,1260/735,1395/734,1391/733,1394/734,653/17440,732,153,723,724,725,726,728,72 3,724,725,726,727,680/3/4/7820,1392/733,1260/735,1395/734,1391/733,1394/734,1017/4360,139 4/734,280/800,732,433/4/200,1258/729,1/15,176,1259/729,730,1/10,755,759,761,1372/757,755,7 56,759,760,761,759,758,1370/757,1371/757,,799,801,802,803,804,805,806,807,808,809,810,1222/ 800,420/882,1301/762,1322/763,755,759,761,1372/753,755,756,759,760,761,759,758,1370/757,13 71/757, 723,724,725,726,728,723,724,725,726,727,770/7780,732,5/200, 731,736 demarcated by its boundaries (latitude and longitude of the end points) lat: **30.6305268310206/Long: 76.7799711227416**, Situated at Village – **Dayalpura** , Zirakpur District **SAS NAGAR (MOHALI)** and measuring **98957.1864** sq.mts. area being developed by **Gupta Builders & Promoters Pvt. Ltd.**

Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) M/s/Shri/Smt. **The Creators** as Architect.
- (ii) M/s./Shri/Smt. **The Creators** as Structural Consultant.
- (iii) M/s./Shri/Smt. **GBP Infrastructure Pvt. Ltd.** as MEP Consultant.
- (iv) M/s/Shri/Smt. **Rajesh Dhiman** as Site Supervisor/Clerks of Works.

Based on Site Inspection, with respect to each of the Building/Wing 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/Wing of the Real Estate Project as registered applied for under PBRERA 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 Table A and B.



Table – A

Building/Wing Number (to be prepared separately for the Project “Tech Town”

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	50%
2	20number of Basement(s) and Plinth	0%
3	NA number of Podiums	NA
4	Stilt Floor	0%
5	20 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	05
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	15%
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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	10%



TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
1	Internal Roads & Footpaths	Yes	10%	
2	Water Supply	Yes	8%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	10%	
4	Storm Water Drains	Yes	7%	
5	Landscaping & Tree Planting	Yes	6%	
6	Street Lighting	Yes	10%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water /STP	Yes	0%	
9	Solid Waste Management & Disposal	Yes	0%	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	Yes	0%	
11	Energy Management	Yes	0%	
12	Fire Protection and Fire Safety Requirements	Yes	0%	
13	Electrical Meter Room, Sub-station, Receiving Station	Yes	0%	
14	Others (Option to Add more)	NA		

Yours Faithfully,

C.P. Kaushal

C.P. Kaushal
(Managing Architect)
(License No.CA/7302/82)

