

Ar. R P Nirala

(Architect)

C1, RZ - 440A/1, 19th Street, Sadh Nagar,
Palam Colony, New Delhi - 110045

ARCHITECT'S CERTIFICATE

To,

Date- 30 Sep. 2023

The Manager,
L & T Finance Ltd.,
6th Floor, DCM Building,
Barakhamba Road,
Connaught Place,
New Delhi - 110001

Borrower: RPS Infrastructure Ltd., 1117-1120, 11th Floor, DLF Towers, Tower-B, New Delhi - 110025.

Subject: Certificate of Percentage of Completion of Construction Work of RPS Infinia, IT Park Project, Three No. of Building (Three Towers in First, Second and Third Phase of the Project) [bearing RERA Registration No. 204 of 2017, 203 of 2017 and 198 of 2017] project situated at 12/6 Milestone, Main Mathura Road, Sector-27 A, Faridabad, demarcated by its boundaries (latitude and longitude of the end points) 28°28'21.32"N 77°18'14.71"E to the North 28°28'17.78"N 77°18'15.34" to the South 28°28'19.63"N 77°18'19.61"E to the East 28°28'20.47" 77°18'8.17"E to the West of Division Faridabad, village Sarai Khawaja, taluka & District Faridabad PIN 121003 admeasuring 4.50 Acres (18211 sq.mts.) area being developed by RPS Infrastructure Ltd.

Sir,

I, R P Nirala have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of the Tower 3 (Three Towers) of the Project RPS - Infinia, situated at 12/6 Milestone, Main Mathura Road, Sector-27 A, Faridabad taluka and District Faridabad PIN 121003 admeasuring 4.50 Acres (18211 sq.mts.) area being developed by RPS Infrastructure Ltd.

1. Following technical professionals are appointed by Owner / Borrower :-- (i) M/s/Vastunidhi as Architect ; (ii) M/s Cecon as Structural Consultant (iii) M/s VS Kukreja Associates as MEP Consultant (iv) Shri Padma Lochan Dash as Site Supervisor Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid IT Park Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the IT Park Project bearing RERA Registration No. 204 of 2017, 203 of 2017 and 198 of 2017 under Haryana RERA 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 B.

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TABLE-A

Tower No. 3, 4 and 5, RPS Infinia, IT Park Project.

S. No	Tasks/ Activity	Percentage of Work Done
1.	Excavation	100%
2.	Three numbers of Basement(s) and Plinth	Structure 100%
3.	Number of Podiums	NA
4.	Stilt Floor (part stilt)	NA
5.	Tower-3 = G+S+12 number of Slabs of Super Structure	100%
	Tower-4 = G+7 number of Slabs of Super Structure	100%
	Tower-5 = G+11 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the offices/Premises.	78%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	60%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Structure done 100% Staircase Finishing 80%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	55%
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.	Lift Installation in progress. Finishing of entrance lobby 80%


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TABLE-B
Internal and External Development Works in respect of the entire Registered Phase

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Footpaths.	Yes	In progress	
2.	Water Supply	Yes	55%	OHT and UGT Structure completed Connection is in progress.
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	25%	STP Structure completed, partial pump received.
4.	Storm Water Drains	Yes	In progress	30%
5.	Landscaping& Tree Planting.	Yes	In progress	Hard scape is in progress
6.	Street Lighting	Yes	In progress	30%
7.	Community Buildings	Yes	NA	----
8.	Treatment and disposal of sewage and sullage water	Yes	Yet to commence	----
9.	Solid Waste management & Disposal.	Yes	Yet to commence	----
10.	Water conservation, Rainwater harvesting.	Yes	In Progress	----
11.	Energy management	Yes	In progress	Electrical Conducting started
12.	Fire protection and fire safety requirements.	Yes	In progress	----
13.	Electrical meter room, sub-station, receiving station.	Yes	In progress	----
14.	Others (Commercial).	Yes	NA	----

Yours Faithfully,

ARCHITECT
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Ar. RP Nirala
(CA/2002/29507)