

*Ar. R P Nirala*

(Architect)

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

ARCHITECT'S CERTIFICATE

To,

Date-30<sup>th</sup> Sep. 2023

The Manager,

Capri Global Capital Limited

502, Tower A, Peninsula Business Park,

Senapati Bapat Marg,

Lower Parel,

Mumbai - 400 013

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

Subject : Certificate of Cost Incurred for Development of Project "RPS Palm Drive", Affordable Plotted Housing Colony Project No. of Plots 119 (One hundred & Nineteen only) bearing RERA Registration No. HRERA-PKL-FBD-116- 2019 dated 13.05.2019, situated at Sector 88, demarcated by its boundaries (latitude and longitude of the end points) 28°24'53.48"N 77°21'8.02"E to the North 28°24'48.55"N 77°21'9.53"E to the South 28°24'49.38"N 77°21'13.36"E to the East 28°24'52.58"N 77°21'4.26"E to the West of Division Faridabad village Baselwa, taluka Faridabad District Faridabad PIN 121002 admeasuring 22207.14 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 Project RPS Palm Drive, situated at Sector 88 of Division Faridabad village Baselwa taluka Faridabad District Faridabad PIN 121002 admeasuring 22207.1442 Sq Mtrs. area being developed by RPS Infrastructure Ltd.

Following technical professionals are appointed by Owner / Borrower:-

- i. Ar RP Nirala as Architect
- ii. M/s KCB Associates as MEP Consultant
- iii. Shri Padma Lochan Dash as Quantity Surveyor \*

*R. P. Nirala*

ARCHITECT

R.P. NIRALA

CA/2002/29507

Based on Site Inspection, with respect to each of the building 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 bearing RERA Registration No. **HRERA-PKL-FBD-116- 2019** dated **13.05.2019** 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.

**TABLE-A**  
**Commercial Buildings of Project RPS Palm Drive.**


S. No	Tasks/ Activity	Percentage of Work Done
1.	Excavation	100%
2.	Number of Basement(s)	NA
3.	Lower Ground, Upper Ground, 1 <sup>st</sup> Floor & 2 <sup>nd</sup> Floor Slabs of Super Structure	45%
4.	Internal Walls, Internal Plaster, Floorings, Doors and Windows in Common Area	5%
5.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Building.	0%
6.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, and Overhead Water Tanks.	0%
7.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building.	0%
8.	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.	0%

 **ARCHITECT**  
**R.P. NIRALA**  
**CA/2002/29507**

**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	95%	----
2.	Water Supply	Yes	95%	----
3.	Sewerage (chamber, lines, STP).	Yes	95%	----
4.	Storm Water Drains	Yes	98%	----
5.	Landscaping& Tree Planting.	Yes	65%	----
6.	Street Lighting	Yes	75%	----
7.	Community Buildings	No	----	----
8.	Treatment and disposal of sewage and sullage water	Yes	----	----
9.	Solid Waste management & Disposal.	No	----	----
10.	Rainwater harvesting.	Yes	95%	----
11.	Energy management	No	In Progress-50%	----
12.	Fire protection and fire safety requirements.	No	----	----
13.	Electrical meter room, sub-station, receiving station.	Yes	100%	----
14.	Others.	Yes	100%	Site clearing

Yours Faithfully,



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CA/2002/29507

Ar. RP Nirala  
(License No. CA/2002/29507)