

Ar. R P Nirala

(Architect)

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

ARCHITECT'S CERTIFICATE

Date- 31st Dec. 2023

To,

L&T Housing Finance Ltd.
5th 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 Auria, Group Housing Project No. of Building (Six Towers of the First and Second Phase of the Project [bearing RERA Registration No. 200 of 2017 and 199 of 2017] situated at Sector 88, demarcated by its boundaries (latitude and longitude of the end points) 28°25'18.04"N 77°21'15.21" to the North 28°25'11.41" 77°21'15.00"E to the South 28°25'14.71"N 77°21'17.53"E to the East 28°25'13.86"N 77°21'12.61"E to the West of Division Faridabad village Palwali and Baselwa, taluka Faridabad District Faridabad PIN 121002 admeasuring 82708.29 sq.mts. area being developed by RPS Infrastructure Ltd.

Sir,

I RP Nirala have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of the Tower 1 to Tower 6 (Six Towers) of the Project RPS - Auria, situated on the plot bearing C.N. No/ CTS No./Survey No./Final Plot No. at Sector 88 of Division Faridabad village Palwali and Baselwa taluka Faridabad District Faridabad PIN 121002 admeasuring 82708.29 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 Ravi Chauhan as Project Head Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I certify that as on **31st Dec. 2023**, the Percentage of Work done for each of the building/Wing of the Real Estate Project bearing RERA Registration No. 200 of 2017 and 199 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. 1 to Tower No. 6, RPS Auria Project.

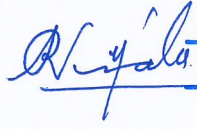
| S. No | Tasks/ Activity | Percentage of Work Done |
|-------|---|--|
| 1. | Excavation | 100% |
| 2. | One number of Basement(s) and Plinth | Structure 100% |
| 3. | Number of Podiums | NA |
| 4. | Stilt Floor (part stilt) | Structure 100% (T-2,4,6) Structure 100% (T-1,3,5) |
| 5. | G + 14 number of Slabs of Super Structure | 100% - (T-2,4,6) T-1 (G+10), T-3 (G+9), T-5 (G+9) |
| 6. | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.3 | In progress - (T2-100%, T4-100%, T6-100%) |
| 7. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | 100% (T-2,4,6) 0% (T-1,3,5) |
| 8. | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | 95% (T-2,4,6) 10% (T-1,3,5) |
| 9. | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing | 98% (T-2,4,6) |
| 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. | In progress - (T2-90%, T4-90%, T6-90%) |

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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 | 98% | Internal road in front of T2, T4 & T6 Completed. |
| 2. | Water Supply | Yes | T2,4,6-100% | OHT and UGT Structure completed, Basement |
| 3. | Sewerage (chamber, lines, Septic Tank, STP). | Yes | 98% | ---- |
| 4. | Storm Water Drains | Yes | 100% | T2,4 & 6 |
| 5. | Landscaping& Tree Planting. | Yes | 80% | T2,4 & 6 |
| 6. | Street Lighting | Yes | 100% | T2,4 & 6 |
| 7. | Community Buildings | Yes | In Progress | Structure complete |
| 8. | Treatment and disposal of sewage and sullage water | Yes | 100% | ---- |
| 9. | Solid Waste management & Disposal. | Yes | Yet to commence | ---- |
| 10. | Water conservation, Rainwater harvesting. | Yes | T2,4,6-100% | RWH Pit |
| 11. | Energy management | Yes | In Progress | ---- |
| 12. | Fire protection and fire safety requirements. | Yes | 95% | Basement, Tower T2, T4, T6 |
| 13. | Electrical meter room, sub-station, receiving station. | Yes | 85% | ---- |
| 14. | Others (Commercial). | Yes | 100% | Civil work completed |

Yours Faithfully,

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

Ar. RP Nirala
(CA/2002/29507)