

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

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

To,
Jalsangh Reality Pvt Ltd.
Khaprail More, Kurseong Road
Near PD Bhutia clinic, Matigara
Darjeeling WB-734010

Date:-24.12.2024

Subject: Certificate of Percentage of Completion of Construction Work of 7 No. of Building (s), 1,2,3,4,5,6,7 Block (s) of the Project [WBREERA Registration Number -WBREERA/P/DAR/2024/001212] situated on the Plot bearing RS Plot No120, 121, 122, 149, & 308 demarcated by its boundaries (latitude and longitude of the end points) Latitude 26°45'54.33" N & Longitude 88°20'24.02" E Mouza- Khopalashi J.L. No. 21 , Pargana - Patharghata, P.S- Matigara, District Darjeeling PIN— 734010 ad measuring 17925.428 sq.mts. the area being developed by Jalsangh Reality Pvt Ltd.

Sir,

We Green Architecture Consulting Engineers Pvt. Ltd. have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 7 Building(s), 1,2,3,4,5,6,7 Block(s) of the Project, situated on the Plot bearing Plot bearing RS Plot No120, 121, 122, 149, & 308 demarcated by its boundaries (latitude and longitude of the end points) Latitude 26°45'54.33" N & Longitude 88°20'24.02" E, Mouza- Khopalashi J.L. No. 21 , Pargana - Patharghata, P.S- Matigara, District Darjeeling PIN— 734010 ad measuring 17925.428 sq.mts. the area being developed by Jalsangh Reality Pvt Ltd.

Following technical professionals are appointed by Owner/Promoter:—

- (i) M/s/ Shri/Smt. Riya Biswas as L.B.S / Architect;
- (ii) M/s / Shri / Smt. Maruti Spectrum as a Structural Consultant.
- (iii) M/s / Shri / Smt. Saent India as MEP Consultant.
- (iv) M/s / Shri / Smt. Saurav Singh Site Supervisor.

Riyan Biswas
RIYA BISWAS (B.Arch)
CA/2019/112919

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 of the Real Estate Project as registered *vide* number WBRERA/P/DAR/2024/001212 under WBRERA is as per table A hereinbelow. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in TableB.

TABLE-A

Building Number__01 (to be prepared separately for each Building /Wing of the Project)

SL NO	TASKS/ACTIVITY	PERCENTAGE OF WORK DONE (BLOCK 1 & 2)	PERCENTAGE OF WORK DONE (BLOCK 3)	PERCENTAGE OF WORK DONE (BLOCK, 4)	PERCENTAGE OF WORK DONE (BLOCK 05,6)
1	Excavation	0%	100%	100%	0%
2	Basement(s) and Plinth	0%	80%	100%	0%
3	Number Of Podiums	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA
5	Slabs of Super Structure	0%	0%	0%	
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Door sand Windows to each of the Flat/Premises.	0%	0%	0%	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	0%	0%	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases	0%	20%	0%	20%

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	and Lifts, Overhead and Underground Water tanks.				
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Plan.	0%	0%	0%	0%
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.	0%	0%	0%	0%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

SL NO	COMMON AREAS AND FACILITIES, AMENITIES	Proposed (Yes/No)	PERCENTAGE OF WORK DONE (BLOCK 01)	PERCENTAGE OF WORK DONE (BLOCK 02)	PERCENTAGE OF WORK DONE (BLOCK 03,4,5,6,7)	PERCENTAGE OF WORK DONE (BLOCK 04)
1	Internal Roads & Foot-paths.	YES	0%	0%	0%	0%
2	Water Supply	YES	0%	0%	0%	0%
3	Sewerage (chamber, lines, Septic Tank STP)	YES	0%	0%	0%	0%
4	Storm Water Drains	YES	0%	0%	0%	0%
5	Landscaping & Tree Planting.	YES	0%	0%	0%	0%

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6	Street Lighting	YES	0%	0%	0%	0%
7	Community Buildings	YES	0%	0%	0%	0%
8	Treatment and disposal of sewage and sullage water	YES	0%	0%	0%	0%
9	Solid Waste management & Disposal	YES	0%	0%	0%	0%
10	Water conservation, Rain water harvesting.	YES	0%	0%	0%	0%
11	Energy Management	NO				
12	Fire Protection and Fire safety requirements	YES	0%	0%	0%	0%
13	Electrical Meter Room, Substation, receiving station	YES	0%	0%	0%	0%
14	Other	YES	0%	0%	0%	0%

RIYA BISWAS
RIYA BISWAS (B.Arch)
CA/2019/112919
 Yours Faithfully,

Signature & Name of L.B.S/ Architect

SL.NO	DESCRIPTION	DETAILS
1.	Building / wing number (to be prepared separately for each building /wing of the project)	Block 1= 30 units, Block 2 = 30 units, Block 3 = 30 units, Block 4 = 50 units, Block 5 = 30 units,Block 6 = 20 units & 18 commercial
2.	Total estimated cost of the building/wing as on date of registration.	29,31,49,800.00
3.	Cost incurred as on(based on the estimated cost)	1,65,25,609.00
4.	Work done in percentage(as percentage of the estimated cost)	5.6%
5.	Balance cost to be incurred (Based on estimated cost)	27,66,24,191.00
6.	Cost incurred on additional/ extra items as on (not include in the estimated cost)Annexure A	Nil
7.	Total	