

ARCHITECT'S CERTIFICATE

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

No-UPRERAPRJ805659/07/2024

Date:10-01-2026

Subject: Certificate of Percentage of Completion of Construction Work of Commercial Project- CENTRAL IKON No. of 1 Block(s) of the First Phase of the Project (UPRERAPRJ805659/07/2024) situated on the Plot no SDC-H-01, Sector 105 Noida ,Demarcated by its boundaries (latitude and longitude of the end points) 28.530706,77.362702 to the North 28.531283,77.364677 to the South 28.531885,77.363741 to the East 28.530089,77.363627 to the West of Tehsil SADAR Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201303 admeasuring 12499.50 sq.mts. area being developed by M/S BUSINESS BAY FIN INFRA PVT LTD.

I Amit Sharma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Certificate of Percentage of Completion of Construction Work of Commercial Project- CENTRAL IKON No. of 1 Block(s) of the First Phase of the Project (UPRERAPRJ805659/07/2024) situated on the Plot no SDC-H-01, Sector 105 Noida ,Demarcated by its boundaries (latitude and longitude of the end points) 28.530706,77.362702 to the North 28.531283,77.364677 to the South 28.531885,77.363741 to the East 28.530089,77.363627 to the West of Tehsil SADAR Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201303 admeasuring 12499.50 sq.mts. area being developed by M/S BUSINESS BAY FIN INFRA PVT LTD.

1. Following technical professionals are appointed by owner / Promotor :-
 - (i) M/s Gian.P.Mathur and Associate (P)Ltd. as L.S. / Architect ;
 - (ii) M/s Vintech Consultant as Structural Consultant
 - (iii) M/s AEON Integrated building design consultant LLP as MEP Consultant
 - (iv) Shri Bhanu Pratap Singh as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date 31-12-2025 of this certificate, the Percentage of Work done for one of the Blocks of the Real Estate Project as registered vide number New Project under UPRERA 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 the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	90%
2	2 number of Basement(s) and Plinth	90%
3	1 number of Podiums	80%
4	N/A of Stilt Floor	N/A
5	2B+G+P+17(21) Number of Slabs of Super Structure	58%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	5%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	10%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Not started yet
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	2%

Table B

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

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		Not started yet
2	Water Supply	Yes		Not started yet
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		20%
4	Strom Water Drains	Yes		10%

5	Landscaping & Tree Planting	Yes		Not started yet
6	Street Lighting	Yes		Not started yet
7	Community Buildings	No		N/A
8	Treatment and disposal of sewage and sullage water	Yes		Not started yet
9	Solid Waste management & Disposal	No		N/A
10	Water conservation, Rain water harvesting	Yes		Not started yet
11	Energy management	Yes		Not started yet
12	Fire protection and fire safety requirements	Yes		Not started yet
13	Electrical meter room, sub-station, receiving station	Yes		Not started yet
14	Other (Option to Add more)			N/A

Yours Faithfully

Signature & Name : AMIT SHARMA
(License NO :CA/2017/83479)

