

ARCHITECT'S CERTIFICATE

Form-REG-1

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....01.....

Date: 20-05-2026

Information as on 31-03-2025

Subject: Certificate of Percentage of completion of construction work of 1 (One) No. of Tower/Block/Building(s) with a total of 58 units of the Project "NRI Retreat Apartments" (RERA Registration No. UPRERAPRJ764470/08/2024) situated on GH Plot no 04, Phase 1, Vibhuti Khand, Gomti Nagar demarcated by its boundaries : 26.5135, 81.0044 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Tehsil- Lucknow, Competent Authority/Development Authority - Lucknow Development Authority, District- Lucknow, PIN 226010 admeasuring 2937 sq. meter, being developed by Arpit Yadav & Yasharth Vikram.

I /We Cosmic Designs Pvt Ltd. have undertaken assignment as Architect for certifying Percentage of Completion of Construction Work of 1(One) No. of Tower/Block/Building(s) with a total of 58 units of the Project "NRI Retreat Apartments"(RERA Registration No. UPRERAPRJ764470/08/2024) situated on GH Plot no 04, Phase 1, Vibhuti Khand, Gomti Nagar demarcated by its boundaries : 26.5135, 81.0044 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Tehsil- Lucknow, Competent Authority/Development Authority - Lucknow Development Authority, District- Lucknow, PIN 226010 admeasuring 2937 sq. meter, being developed by Arpit Yadav & Yasharth Vikram.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri DS Bhui as Architect
- (ii) Smt. Anushka Sinha as Structural Consultant
- (iii) Shri R.K Gupta & Sandip Sawhney for MEP Consultant
- (iv) Shri Khajan Chandra for Estimator

2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A1

Building/Wing/ Block /Tower Number or Name		Tower A			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	15/07/2024	30/06/2025
2	Total Number of Basement and Plinth	1	100%	15/07/2024	24/08/2024
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	15	10%	15/02/2025	30/08/2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	15/05/2028	03/03/2029
7	Sanitary Fittings within the Flat/Premises,		0%	15/01/2029	19/03/2029
8	Electrical Fitting within the Flat/Premises		0%	15/10/2028	18/03/2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	15/02/2029	16/03/2029

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%	30/01/2029	18/03/2029
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	15/07/2028	17/03/2029
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%	15/03/2029	20/03/2029

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	11/04/2028	30/12/2028
2	Water Supply/Drinking Water Facilities	0%	01/01/2026	08/10/2026
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01/01/2029	03/03/2029
4	Storm Water Drain	0%	29/11/2028	02/02/2029
5	Landscaping & Tree Planting	0%	15/11/2028	10/03/2029
6	Street Lighting	0%	01/10/2028	04/03/2029
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	01/01/2029	03/03/2029
9	Solid Waste Management & Disposal	0%	01/02/2028	15/03/2029
10	Water Conservation, Rainwater Harvesting	0%	02/11/2028	05/03/2029
11	Energy Management/Use of Renewable Energy	0%	01/10/2028	04/03/2029
12	Fire Protection and Fire Safety Requirements	0%	01/10/2028	14/03/2029
13	Electrical Sub Station, Control Panel & Meter Room	0%	02/02/2028	03/03/2029
14	Receiving Station	0%	02/02/2028	03/03/2029
15	Plan of Development Works	0%	02/02/2028	03/03/2029
16	Emergency Evacuation Services	0%	02/02/2028	03/03/2029
17	Common Facilities in Basement	0%	02/02/2028	03/03/2029
18	Others, if any (Boundary Wall, etc)	0%	02/02/2028	03/03/2029

Yours Faithfully

Signature & Name of Architect D.S. Bhui,
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Director Architect,
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