

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

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www.vikasavidesign.in**FORM-REGN 01****ARCHITECT'S CERTIFICATE**

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

No. FL-P4/10**Date: 2/4/2026**

Subject: Certificate of Percentage of Completion of Construction Work of Retail shops and General amenities like UGT, Rain water tank, Podium-1, landscape level at podium 2, non tower area (B+G+2) development and open theater, of recreation area of the Project The Flagship Phase 4, **RERA Registratio No. [UPRERAPRJ683511/10/2024]** situated on a land admeasuring 23767.45 sq. mtrs out of total plot area admeasuring 45,202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, demarcated by its boundaries 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N, 77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E of Development Authority- New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by **IT Infrastructure Park Private Limited.**

I Architect Vikas Kumar Goel Certificate of has been assigned for Percentage of Completion of Construction Work of retail shops and General amenities like UGT, Rain water tank, Podium-1, landscape level at podium 2, non tower area (LG+G+2) development and open theater, of recreation area of the Project The Flagship Phase 4, **RERA Registratio No. [UPRERAPRJ683511/10/2024]**, situated on a land admeasuring 23767.45 sq. mtrs out of total plot area admeasuring 45,202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, of Development Authority- New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by **IT Infrastructure Park Private Limited.**

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s Vastunidhi, Sector-44, Noida as L.S. / Architect ;
- (ii) M/s Vintech Consultants as Structural Consultant
- (iii) M/s Prion Consultants Private Limited as MEP Consultant
- (iv) Shri Ravi Shekhar as Site in charge

Based on Site Inspection, with respect to each of the development/Towers 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 Buildings /Blocks/Towers of the Real Estate Project the Flagship, Phase-4 under the process of registration under UPRERAPRJ83511/10/2024 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. The Site status is taken till 01.04.2026.

Table A (RETAIL BLOCK Basement+G+First+ Second Floors)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	98%
2	1 number of Basement(s) and Plinth-super structure	88%
3	number of Podiums	N.A.
4	Stilt Floor	N.A.
5	04 number of Slabs for Retail and office -Super structure	62%

6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	Yet to start
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
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.	Yet to start

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	work under progress	5%
2	Water Supply	YES	not reached the stage	Yet to Start
3	Sewarage (chamber, lines, Septic Tank, STP)	YES	STP Structure 100% completed	90%
4	Strom Water Drains	YES	work under progress	25%
5	Landscaping & Tree Planting	YES	soft landscape	5%
6	Street Lighting	YES	not reached the stage	Yet to Start
7	UG Tank	YES	not reached the stage/str. Completed 100%	82%
8	Podium 1 and 2	YES	not reached the stage	Yet to Start
9	Solid Waste management & Disposal	YES	not reached the stage	Yet to Start
10	Water conservation, Rain water harvesting	YES	under progress	35%

Thanking you

Vikas Kumar Goel
Architect
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