

Annexure1: Architect Certificate (Form-REG-1)
Quarterly progress Report- from 01.10.2025 to 31.12.2025

Form-REG-1

ARCHITECT'S CERTIFICATE

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

No.....

Date: 12-01-2026

Information as on _____

Subject. Certificate of Percentage work done for the Project Exotica 132

Applied for Registration No, situated in Sector_132 Tehsil_ Dadri Competent/Development Authority Noida District Gautam Budh Nagar_PIN 201301 admeasuring 12145.56 sq.mts. area being developed by M/s Exotica Infratech LLP. (Promoter Id) applied for.

I, **KULMEET SHANGARI** has undertaken assignment as Architect for certifying percentage of work done for the project EXOTICA 132 (Changeable) Building(s) one Tower & one Commercial Block situated on the Khasra No/Plot no. A-3A, NOIDA of village Sector-132 tehsil Dadri competent/development authority NOIDA District Gautam Buddha Nagar PIN- 201301 admeasuring 12145.56 sq.mts area being developed by M/S Exotica Infratech LLP.

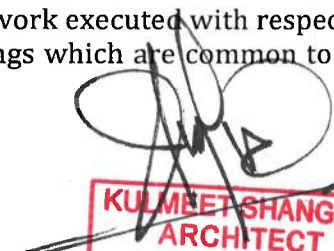
1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt Kulmeet Shangari c/o ACPL Design Ltd. as Licensed Architect.
- (ii) M/s/Shri/Smt Alpa Sheth c/o VMS Consultants Pvt. Ltd. as Structural Consultant.
- (iii) M/s/Shri/Smt Kunal Choudhary c/o Udhayan Choudhary & Assoc. as MEP Consultant.
- (iv) M/s/Shri/Smt Narender Ohliyan c/o Exotica Infratech LLP as Site Supervisor.

2-Based on Site Inspection, with respect to each of the Plots/Building/Wings/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


KULMEET SHANGARI
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CA/97/21741

COMMERCIAL BLOCK**Table- A1**

Building					
S.No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	21-12-2026	19-01-2027
2	Total Number of Basement	2	0%	21-01-2027	03-07-2027
3	Plinth/ Ground floor	1	0%	05-07-2027	05-08-2027
4	Total Number of Podiums	0	0%		
5	Total Number of Slabs of Superstructure	2	0%	06-08-2027	23-11-2027
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	24-11-2027	26-05-2028
7	Sanitary Fittings within the Flat/Premises,		0%	04-12-2027	31-05-2029
8	Electrical Fitting within the Flat/ Premises		0%	4-12-2027	31-05-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	05-07-2027	26-05-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		0%	22-05-2028	17-11-2028
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%	01-03-2026	22-12-2028
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%	05-04-2026	10-01-2030

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1, A2.....)

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TOWER- T2**Table- A2**

Building					
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	10-04-2025	30-10-2025
2	Total Number of Basement	2	25%	11-05-2025	28-04-2026
3	Plinth/ Ground floor	1	0%	29-04-2026	30-05-2026
4	Total Number of Podiums	1	0%	31-05-2026	01-07-2026
5	Total Number of Slabs of Superstructure (including podium)	27	0%	02-07-2026	30-06-2028
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	18-05-2026	05-09-2028
7	Sanitary Fittings within the Flat/Premises,		0%	10-06-2026	23-09-2029
8	Electrical Fitting within the Flat/ Premises		0%	10-06-2026	23-09-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-02-2026	10-07-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		0%	01-07-2028	27-03-2029
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%	01-03-2026	09-08-2029
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.		25%	01-03-2025	10-01-2030


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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%	31-03-2028	11-10-2029
2	Water Supply/Drinking Water Facilities	0%	16-03-2028	11-09-2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	16-03-2028	11-09-2029
4	Storm Water Drain	0%	16-03-2028	11-09-2029
5	Landscaping & Tree Planting	0%	12-09-2028	10-12-2029
6	Street Lighting	0%	27-09-2028	25-12-2029
7	Community Buildings	N.A	N.A	N.A
8	Treatment & Disposal of Sewage and Sullage water/STP	0%	01-03-2028	27-08-2029
9	Solid Waste Management & Disposal	0%	27-09-2028	10-11-2029
10	Water Conservation, Rainwater Harvesting	0%	27-09-2028	10-11-2029
11	Energy Management/Use of Renewable Energy	0%	16-12-2028	24-01-2029
12	Fire Protection and Fire Safety Requirements	0%	01-03-2028	27-08-2029
13	Electrical Sub Station, Control Panel & Meter Room	0%	25-01-2029	21-10-2029
14	Receiving Room	0%	N.A	
15	Plan of Development Works	0%	11-12-2028	24-01-2029
16	Emergency Evacuation Services	0%	11-12-2028	24-01-2029
17	Common facilities in Basement	0%	11-12-2028	24-01-2029
18	Others, if any (please specify)			
	a)Site mobilization including site office and barricading (Tower 2)	100%	20-04-2025	29-09-2025

Yours Faithfully,

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KULMEET SHANGARI

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