



DESIGN FORUM INTERNATIONAL

• ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •

Form-REG-1 ARCHITECT'S CERTIFICATE

DATE: 07.01.2026

Information as on 1st OCT-2025-31st DEC-2025

I/We DESIGN FORUM INTERNATIONAL, have undertaken assignment as Architect for certifying Percentage of work done for the project THE SEPHYRA situate on the Khasra No/ Plot no_GH - A4, SECTOR - 25 of village JP GREEN SPORTS CITY, SDZ, YAMUNA EXPRESSWAY, GREATER NOIDA tehsil SADAR- competent/ development authority YEIDA District GAUTAM BUDH NAGAR PIN 201301 admeasuring 19039 sq.mts area being developed by IMPERIA STRUCTURES LTD UPRERAPRM 4497.

1. Following technical professionals are appointed by Promoter: -

- (i) M/Shri/Smt ___ VIKAS KUMAR as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt_V.D.SHAMRA as Structural Consultant
- (iii) M/s/Shri/Smt_CHANDERPAL as MEP Consultant
- (iv) M/s/Shri/_HAMANT as Site Supervisor

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 - A

Building/Wing/ Block /Tower Number or Name		Tower-A1			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-11-2025	21-11-2025
2	Total Number of Basement and Plinth		0%	25-11-2025	29-11-2025
3	Total Number of Podiums		0%	01-12-2026	21-12-2026
4	Stilt Floor	1	0%	12-02-2027	12-04-2027
5	Total Number of Slabs of Super Structure	20	0%	01-04-2027	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-06-2027	12-03-2028
7	Sanitary Fittings within the Flat/Premises,		0%	01-08-2027	01-07-2028
8	Electrical Fitting within the Flat/Premises		0%	01-08-2027	01-04-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-05-2027	01-03-2028
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%	01-03-2027	01-03-2028
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%	01-03-2027	01-04-2028
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%	01-05-2025	01-01-2028

Table - A

Building/Wing/ Block /Tower Number or Name		Tower-A2			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-11-2025	21-11-2025
2	Total Number of Basement and Plinth		0%	25-11-2025	29-11-2025
3	Total Number of Podiums		0%	01-12-2026	21-12-2026
4	Stilt Floor	1	0%	12-02-2027	12-04-2027
5	Total Number of Slabs of Super Structure	20	0%	01-04-2027	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-06-2027	12-03-2028
7	Sanitary Fittings within the Flat/Premises,		0%	01-08-2027	01-07-2028
8	Electrical Fitting within the Flat/Premises		0%	01-08-2027	01-04-2028

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RETAIL
INFRASTRUCTURE
INSTITUTIONS
OFFICE
TOWNSHIPS
IT PARKS & SEZ
HOSPITALITY
CONDOMINIUMS

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-05-2027	01-03-2028
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%	01-03-2027	01-03-2028
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%	01-03-2027	01-04-2028
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%	01-05-2025	01-01-2028

Table - A

Building/Wing/ Block /Tower Number or Name		Tower-B1			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-11-2025	21-11-2025
2	Total Number of Basement and Plinth		0%	27-01-2026	17-02-2026
3	Total Number of Podiums		0%	01-03-2026	01-04-2026
4	Stilt Floor	1	0%	01-04-2026	31-03-2027
5	Total Number of Slabs of Super Structure	26	0%	01-04-2026	31-03-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-06-2027	12-03-2028
7	Sanitary Fittings within the Flat/Premises,		0%	01-08-2027	01-07-2028
8	Electrical Fitting within the Flat/Premises		0%	01-08-2027	01-04-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-05-2027	01-03-2028
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%	01-03-2027	01-03-2028
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%	01-03-2027	01-04-2028
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%	01-05-2025	01-01-2028

Table - A

Building/Wing/ Block /Tower Number or Name		Tower-B2			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-11-2025	21-11-2025
2	Total Number of Basement and Plinth		0%	25-11-2025	29-11-2025
3	Total Number of Podiums		0%	27-01-2026	17-02-2026
4	Stilt Floor	1	0%	01-03-2026	01-04-2026
5	Total Number of Slabs of Super Structure	26	0%	01-04-2026	31-03-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-06-2027	12-03-2028
7	Sanitary Fittings within the Flat/Premises,		0%	01-08-2027	01-07-2028
8	Electrical Fitting within the Flat/Premises		0%	01-08-2027	01-04-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-05-2027	01-03-2028
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%	01-03-2027	01-03-2028
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%	01-03-2027	01-04-2028

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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%	01-05-2025	01-01-2028
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Table - A

Building/Wing/ Block /Tower Number or Name		Tower-B3			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-11-2025	21-11-2025
2	Total Number of Basement and Plinth		0%	25-11-2025	29-11-2025
3	Total Number of Podiums		0%	27-01-2026	17-02-2026
4	Stilt Floor	1	0%	01-03-2026	01-04-2026
5	Total Number of Slabs of Super Structure	26	0%	01-04-2026	31-03-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-06-2027	12-03-2028
7	Sanitary Fittings within the Flat/Premises,		0%	01-08-2027	01-07-2028
8	Electrical Fitting within the Flat/Premises		0%	01-08-2027	01-03-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-05-2027	01-03-2028
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%	01-03-2027	01-03-2028
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%	01-03-2027	01-04-2028
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%	01-05-2025	01-01-2028

Table - A

Building/Wing/ Block /Tower Number or Name		Tower-B4			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-11-2025	21-11-2025
2	Total Number of Basement and Plinth		0%	25-11-2025	29-11-2025
3	Total Number of Podiums		0%	18-02-2026	28-02-2026
4	Stilt Floor	1	0%	01-03-2026	01-04-2026
5	Total Number of Slabs of Super Structure	26	0%	01-04-2026	31-03-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-06-2027	12-03-2028
7	Sanitary Fittings within the Flat/Premises,		0%	01-08-2027	01-07-2028
8	Electrical Fitting within the Flat/Premises		0%	01-08-2027	01-03-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-05-2027	01-03-2028
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%	01-03-2027	01-03-2028
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%	01-03-2027	01-04-2028
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%	01-05-2025	01-01-2028

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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%	01-05-2027	01-05-2028
2	Water Supply/Drinking Water Facilities	0%	01-04-2027	01-04-2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01-03-2027	01-01-2028
4	Storm Water Drain	0%	01-03-2027	01-01-2028
5	Landscaping & Tree Planting	0%	01-06-2027	01-05-2028
6	Street Lighting	0%	01-06-2027	01-05-2028
7	Community Buildings	0%	01-06-2026	01-12-2027
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	01-02-2026	01-12-2027
9	Solid Waste Management & Disposal	0%	01-02-2026	01-12-2027
10	Water Conservation, Rainwater Harvesting	0%	01-02-2026	01-12-2027
11	Energy Management/Use of Renewable Energy	0%	01-06-2027	01-01-2028
12	Fire Protection and Fire Safety Requirements	0%	01-01-2027	01-01-2028
13	Electrical Sub Station, Control Panel & Meter Room	0%	01-06-2027	01-01-2028
14	Receiving Station	0%	01-06-2027	01-12-2027
15	Plan of Development Works	0%	01-06-2027	01-06-2028
16	Emergency Evacuation Services	0%	01-06-2027	01-03-2028
17	Common Facilities in Basement	0%	01-06-2027	01-06-2028
18	Others, if any (please specify)	9%	01-06-2027	01-06-2028

Yours Faithfully

Signature & Name (VIKAS KUMAR) of Architect
(License no CA/ 2022/146770)
Mobile No. 9653023047
Email IDprojects1@dfiarch.com

VIKAS KUMAR
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