



DESIGN FORUM INTERNATIONAL

• ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •

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)

Information as on 1st Jan-2026-31st Mar 2026

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 RERA REGISTRATION NO. UPRERAPRJ761382/10/2025.

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%	01-03-2026	21-03-2026
2	Total Number of Basement and Plinth		0%	25-03-2026	29-03-2026
3	Total Number of Podiums		0%	31-03-2027	20-04-2027
4	Stilt Floor	1	0%	12-06-2027	10-08-2027
5	Total Number of Slabs of Super Structure	20	0%	30-07-2027	29-04-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	29-09-2027	10-07-2028
7	Sanitary Fittings within the Flat/Premises,		0%	29-11-2027	29-10-2028
8	Electrical Fitting within the Flat/Premises		0%	29-11-2027	30-07-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	29-08-2027	29-06-2028
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%	29-06-2027	29-06-2028
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%	29-06-2027	30-07-2028
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.	57.97	40%	29-12-2025	30-04-2026

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%	01-03-2026	21-03-2026
2	Total Number of Basement and Plinth		0%	25-03-2026	29-03-2026
3	Total Number of Podiums		0%	31-03-2027	20-04-2027
4	Stilt Floor	1	0%	12-06-2027	10-08-2027
5	Total Number of Slabs of Super Structure	20	0%	30-07-2027	29-04-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	29-09-2027	10-07-2028
7	Sanitary Fittings within the Flat/Premises,		0%	29-11-2027	29-10-2028
8	Electrical Fitting within the Flat/Premises		0%	29-11-2027	30-07-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	29-08-2027	29-06-2028
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%	29-06-2027	29-06-2028
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%	29-06-2027	30-07-2028

02/04/2026
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RETAIL
INFRASTRUCTURE
INSTITUTIONS
OFFICE
TOWNSHIPS
IT PARKS & SEZ
HOSPITALITY
CONDOMINIUMS

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.	57.97	40%	29-12-2025	30-04-2028
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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%	01-03-2026	21-03-2026
2	Total Number of Basement and Plinth		0%	27-05-2026	17-06-2026
3	Total Number of Podiums		0%	29-06-2026	30-07-2026
4	Stilt Floor	1	0%	30-07-2026	29-07-2027
5	Total Number of Slabs of Super Structure	26	0%	30-07-2026	29-07-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	29-09-2027	10-07-2028
7	Sanitary Fittings within the Flat/Premises,		0%	29-11-2027	29-10-2028
8	Electrical Fitting within the Flat/Premises		0%	29-11-2027	30-07-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	29-08-2027	29-06-2028
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%	29-06-2027	29-06-2028
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%	29-06-2027	30-07-2028
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.	57.97	30%	29-12-2025	30-04-2028

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%	01-03-2026	21-03-2026
2	Total Number of Basement and Plinth		0%	25-03-2026	29-03-2026
3	Total Number of Podiums		0%	27-05-2026	17-06-2026
4	Stilt Floor	1	0%	29-06-2026	30-07-2026
5	Total Number of Slabs of Super Structure	26	0%	30-07-2026	29-07-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	29-09-2027	10-07-2028
7	Sanitary Fittings within the Flat/Premises,		0%	29-11-2027	29-10-2028
8	Electrical Fitting within the Flat/Premises		0%	29-11-2027	30-07-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	29-08-2027	29-06-2028
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%	29-06-2027	29-06-2028
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%	29-06-2027	30-07-2028
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.	57.97	30%	29-12-2025	30-04-2028

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%	01-03-2026	21-03-2026
2	Total Number of Basement and Plinth		0%	25-03-2026	29-03-2026
3	Total Number of Podiums		0%	27-05-2026	17-06-2026
4	Stilt Floor	1	0%	29-06-2026	30-07-2026
5	Total Number of Slabs of Super Structure	26	0%	30-07-2026	29-07-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	29-09-2027	10-07-2028
7	Sanitary Fittings within the Flat/Premises,		0%	29-11-2027	29-10-2028
8	Electrical Fitting within the Flat/Premises		0%	29-11-2027	30-07-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	29-08-2027	29-06-2028
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%	29-06-2027	29-06-2028
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%	29-06-2027	30-07-2028

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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.	57.97	30%	29-12-2025	30-04-2028
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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%	01-03-2026	21-03-2026
2	Total Number of Basement and Plinth		0%	25-03-2026	29-03-2026
3	Total Number of Podiums		0%	18-06-2026	28-06-2026
4	Stilt Floor	1	0%	29-06-2026	30-07-2026
5	Total Number of Slabs of Super Structure	26	0%	30-07-2026	29-07-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	29-09-2027	10-07-2028
7	Sanitary Fittings within the Flat/Premises,		0%	29-11-2027	29-10-2028
8	Electrical Fitting within the Flat/Premises		0%	29-11-2027	30-07-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	29-08-2027	29-06-2028
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%	29-06-2027	29-06-2028
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%	29-06-2027	30-07-2028
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.	57.97	30%	29-12-2025	30-04-2028

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%	29-08-2027	29-08-2028
2	Water Supply/Drinking Water Facilities	0%	30-07-2027	30-07-2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	29-06-2027	30-04-2028
4	Storm Water Drain	0%	29-06-2027	30-04-2028
5	Landscaping & Tree Planting	0%	29-09-2027	29-08-2028
6	Street Lighting	0%	29-09-2027	29-08-2028
7	Community Buildings	0%	29-09-2026	30-03-2028
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	01-06-2026	30-03-2028
9	Solid Waste Management & Disposal	0%	01-06-2026	30-03-2028
10	Water Conservation, Rainwater Harvesting	0%	01-06-2026	30-03-2028
11	Energy Management/Use of Renewable Energy	0%	29-09-2027	30-04-2028
12	Fire Protection and Fire Safety Requirements	0%	01-05-2027	30-04-2028
13	Electrical Sub Station, Control Panel & Meter Room	0%	29-09-2027	30-04-2028
14	Receiving Station	0%	29-09-2027	30-03-2028
15	Plan of Development Works	0%	29-09-2027	29-09-2028
16	Emergency Evacuation Services	0%	29-09-2027	29-06-2028
17	Common Facilities in Basement	0%	29-09-2027	29-09-2028
18	Others, if any (please specify)	13%	12-11-2025	29-09-2028

Yours Faithfully

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

08/04/2026
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