

CHAITANYA VATS

Architect

Council of Architecture No. CA/2012/55185

Add.: Unit No-821, 8th Floor, Galaxy Blue Sapphire, Sector-4,
Greater Noida (West), Gautam Buddha Nagar (U.P), PIN-201318

Contact: +91-9871278910

Email: architect@gjagroup.co.in

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. AC-26/0167

Date: 14.04.2026

Information as on 31.03.2026

Subject: Certificate of Percentage of work done for Project Delta Square, having 1 No. of Commercial Tower (B+LG+G+15 Floors) of RERA Registration No. UPRERAPRJ787189/12/2025 situated at Plot No. SLC-8/G/6, Sector DELTA-2, Greater Noida, Gautam Buddha Nagar, Competent/Development Authority Greater Noida Industrial Development Authority (GNIDA), admeasuring 2,313.47 Sq. Mtrs. area being developed by Baba Projects Pvt. Ltd. Promoter ID: UPRERAPRM410320.

I, Chaitanya Vats have undertaken assignment as Architect for certifying Percentage of work done for Project Delta Square, having 1 No. of Commercial Tower (B+LG+G+15 Floors) of RERA Registration No. UPRERAPRJ787189/12/2025 situated at Plot No. SLC-8/G/6, Sector DELTA-2, Greater Noida, Gautam Buddha Nagar, Competent/Development Authority Greater Noida Industrial Development Authority (GNIDA), admeasuring 2,313.47 Sq. Mtrs. area being developed by Baba Projects Pvt. Ltd. Promoter ID: UPRERAPRM410320.

1. Following technical professionals are appointed by Promoter-

- | | | |
|-------|-------------------------|--------------------------|
| (i) | Shri Manish Jain | as Architect |
| (ii) | Shri Abha Gupta | as Structural Consultant |
| (iii) | Shri Praveen Soni | as MEP Consultant |
| (iv) | Shri Ajay Kumar Agarwal | 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 the overall project is detailed in the Table-B.

CHAITANYA VATS

Architect

Council of Architecture No. CA/2012/55185Add.: Unit No-821, 8th Floor, Galaxy Blue Sapphire, Sector-4,
Greater Noida (West), Gautam Buddha Nagar (U.P), PIN-201318

Contact: +91-9871278910

Email: architect@gjagroup.co.in

Table – A

Commercial Tower		B+LG+G+15 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		55%	12.02.2026	07.04.2026
2	Total Number of Basement & Plinth	1	3%	25.05.2026	21.07.2027
3	Total Number of Podium	NA	NA	NA	NA
4	Lower Ground Floor (LGF)	1	0%	24.07.2027	25.09.2027
5	Total Number of Slabs of Super Structure (G+15)	16	0%	28.09.2027	11.06.2030
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	17	0%	11.12.2027	26.09.2030
7	Sanitary Fittings within the Flat/Premises	17	0%	25.01.2028	26.09.2030
8	Electrical Fitting within the Flat/Premises	17	0%	29.12.2027	22.09.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	17	0%	28.09.2027	11.06.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	17	0%	24.02.2028	08.09.2030
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.	17	0%	25.09.2029	11.09.2030
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.	17	0%	25.09.2029	15.10.2030

CHAITANYA VATS

Architect

Council of Architecture No. CA/2012/55185Add.: Unit No-821, 8th Floor, Galaxy Blue Sapphire, Sector-4,
Greater Noida (West), Gautam Buddha Nagar (U.P), PIN-201318

Contact: +91-9871278910

Email: architect@gjagroup.co.in

Table – B1

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%	10.10.2028	12.12.2029
2	Water Supply/Drinking Water Facilities	0%	15.10.2027	26.03.2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	28.10.2027	21.03.2029
4	Storm Water Drain	0%	25.10.2028	27.11.2029
5	Landscaping & Tree Planting	0%	21.04.2029	16.03.2030
6	Street Lighting	0%	17.04.2028	26.06.2029
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	09.11.2027	29.06.2028
9	Solid Waste Management & Disposal	0%	01.10.2029	25.12.2029
10	Water Conservation, Rainwater Harvesting	0%	14.10.2029	26.06.2026
11	Energy Management/Use of Renewable Energy	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	0%	11.10.2028	21.12.2029
13	Electrical Sub Station, Control Panel & Meter Room	0%	15.06.2029	26.06.2029
14	Receiving Station	0%	15.06.2029	26.06.2026
15	Plan of Development Works	NA	NA	NA
16	Emergency Evacuation Services	0%	27.01.2030	27.06.2030
17	Common Facilities in Basement	0%	13.06.2030	21.09.2030
18	Others, if any (please specify)	50%		

Yours Faithfully

CHAITANYA VATS

Council of Architecture No. CA/2012/55185

Mobile No. 9871278910

Email ID- architect@gjagroup.co.in