

Form-REG-1

ARCHITECT'S CERTIFICATE (On Letter Head)

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

No.....

Date: 02.07.2026

Information as on : 30.06.2026

Subject: Certificate of Registration of the Project Group Housing Project "Cosmos Corner" situated on Plot No. 7B/GH-01, Siddharth Vihar Yojna, Ghaziabad 201009, Uttar Pradesh demarcated by its boundaries 24 Meter Road to the East, Other Plot to the North and 18 meter wide Road to the South and other Property to the West, Competent Development Authority Uttar Pradesh Awass Evam Vikash Parishad (UPAVP) admeasuring 22582 Sq. Mtr being developed by Cosmos Reit Pvt. Ltd. [Promoter Id - UPRERAPRM460747]

I, Studio N Plus U LLP have undertaken assignment as Architect certifying Estimate of Project "Cosmos Corner" UPRERA ID - UPRERAPRJ466336/05/2026 situated at Group Housing Plot No. 7B/GH-01, Siddharth Vihar Yojna, Ghaziabad 201009, Uttar Pradesh competent/development authority Uttar Pradesh Awass Evam Vikas Parishad.

1. Following technical professionals are appointed by Promoter: -

- (i) Mr. Aalhad Pande as Architect for Studio N Plus U LLP.
- (ii) Mr. Maqsood E Nazar as Structural Consultant for M/s NNC Design International.
- (iii) Mr. Anand Havelia as MEP Consultant for M/s CESPL Consultants Pvt. Ltd.
- (iv) Mr. Mohan S Bhardwaj as Site Incharge.

2-Based on Site Inspection, with respect to each of the 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.

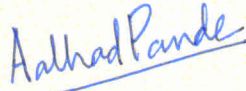

AALHAD PANDE
CA/2010/48442



Table - A1					
Building/Wing/ Block /Tower Number or Name		Balabhadra			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0	22.04.2026	10.12.2026
2	Total Number of Basement and Plinth	2	0	24.09.2026	24.04.2027
3	Total Number of Podiums	-	0	NA	
4	Stilt Floor	1	0	24.09.2026	24.04.2027
5	Total Number of Slabs of Super Structure	40	0	12.12.2026	23.03.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	0	02.02.2028	28.11.2030
7	Sanitary Fittings within the Flat/Premises,	-	0	09.09.2030	08.03.2031
8	Electrical Fitting within the Flat/Premises	-	0	02.02.2028	26.07.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0	02.02.2028	27.01.2029
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	16.07.2028	08.03.2031
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	02.02.2028	27.01.2029
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.	-	0	09.09.2030	08.03.2031

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Table - A2

Building/Wing/ Block /Tower Number or Name		Subhadra			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0	22.04.2026	10.12.2026
2	Total Number of Basement and Plinth	2	0	24.09.2026	24.04.2027
3	Total Number of Podiums	-	0	NA	
4	Stilt Floor	1	0	24.09.2026	24.04.2027
5	Total Number of Slabs of Super Structure	40	0	12.12.2026	23.03.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	0	02.02.2028	28.11.2030
7	Sanitary Fittings within the Flat/Premises,	-	0	09.09.2030	08.03.2031
8	Electrical Fitting within the Flat/Premises	-	0	02.02.2028	26.07.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0	02.02.2028	27.01.2029
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	16.07.2028	08.03.2031
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	02.02.2028	27.01.2029
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.	-	0	09.09.2030	08.03.2031

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Table - A3

Building/Wing/ Block /Tower Number or Name		Jagannath			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0	22.04.2026	10.12.2026
2	Total Number of Basement and Plinth	2	0	24.09.2026	24.04.2027
3	Total Number of Podiums	-	0	NA	
4	Stilt Floor	1	0	24.09.2026	24.04.2027
5	Total Number of Slabs of Super Structure	40	0	12.12.2026	23.03.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	0	02.02.2028	28.11.2030
7	Sanitary Fittings within the Flat/Premises,	-	0	09.09.2030	08.03.2031
8	Electrical Fitting within the Flat/Premises	-	0	02.02.2028	26.07.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0	02.02.2028	27.01.2029
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	16.07.2028	08.03.2031
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	02.02.2028	27.01.2029
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.	-	0	09.09.2030	08.03.2031

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Table - A4					
Building/Wing/ Block /Tower Number or Name		Commercial			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0	22.04.2026	10.12.2026
2	Total Number of Basement and Plinth	2	0	24.09.2026	24.04.2027
3	Total Number of Podiums	-	0	NA	
4	Stilt Floor	1	0	24.09.2026	24.04.2027
5	Total Number of Slabs of Super Structure	40	0	12.12.2026	23.03.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	0	02.02.2028	28.11.2030
7	Sanitary Fittings within the Flat/Premises,	-	0	09.09.2030	08.03.2031
8	Electrical Fitting within the Flat/Premises	-	0	02.02.2028	26.07.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0	02.02.2028	27.01.2029
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	16.07.2028	08.03.2031
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	02.02.2028	27.01.2029
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.	-	0	09.09.2030	08.03.2031

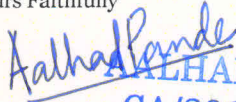
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**Table - B**

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	02.01.2031	02.04.2031
2	Water Supply/Drinking Water Facilities	0	09.09.2029	06.06.2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0	09.09.2029	06.06.2030
4	Storm Water Drain	0	09.09.2029	06.06.2030
5	Landscaping & Tree Planting	0	01.01.2030	01.01.2031
6	Street Lighting	0	04.09.2030	03.03.2031
7	Community Buildings	0	01.01.2030	01.01.2031
8	Treatment & Disposal of Sewage and Sullage water /STP	0	01.07.2030	28.12.2030
9	Solid Waste Management & Disposal	0	01.07.2030	28.12.2030
10	Water Conservation, Rainwater Harvesting	0	01.07.2030	29.09.2030
11	Energy Management/Use of Renewable Energy	0	NA	
12	Fire Protection and Fire Safety Requirements	0	02.02.2028	03.03.2028
13	Electrical Sub Station, Control Panel & Meter Room	0	01.12.2030	29.03.2031
14	Receiving Station	0	01.12.2030	29.03.2031
15	Plan of Development Works	0	01.12.2030	29.03.2031
16	Emergency Evacuation Services	0	01.12.2030	29.03.2031
17	Common Facilities in Basement	0	01.12.2030	29.03.2031
18	Others, if any (please specify)	0	NA	

Yours Faithfully


AALHAD PANDE
CA/2010/48442

AALHAD PANDE

Signature & Name of Architect

(License no CA/2010/48442)

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