

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-26/0211

Date: 11.07.2026

Information as on 30.06.2026

Subject: Certificate of Percentage of work done for Project KB Central, having 1 No. of Commercial Tower (2B+LG+G+5 Floors) of RERA Registration No. UPRERAPRJ106335/05/2026 situated at Plot No. SLC-4, Sector Chi-Phi Extension, Greater Noida, Gautam Buddha Nagar, Competent/Development Authority - Greater Noida Industrial Development Authority (GNIDA), admeasuring 15,448.50 Sq. Mtrs. area being developed by Avora Builders Pvt. Ltd. Promoter ID: UPRERAPRM457952.

I, Chaitanya Vats have undertaken assignment as Architect for certifying Percentage of work done for Project KB Central, having 1 No. of Commercial Tower (2B+LG+G+5 Floors) of RERA Registration No. UPRERAPRJ106335/05/2026 situated at Plot No. SLC-4, Sector Chi-Phi Extn., Greater Noida, Gautam Buddha Nagar, Competent/ Development Authority - Greater Noida Industrial Development Authority (GNIDA), admeasuring 15,448.50 Sq. Mtrs. area being developed by Avora Builders Pvt. Ltd. Promoter ID: UPRERAPRM457952.

1. Following technical professionals are appointed by Promoter-

- | | |
|------------------------------|--------------------------|
| (i) Shri Gian Prakash Mathur | as Architect |
| (ii) Shri Ravi Shankar | as Structural Consultant |
| (iii) V. Consulting | as MEP Consultant |
| (iv) Shri Vinay Kumar Gupta | 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.

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Table – A

Commercial Tower		2B+LG+G+5 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		10%	01.07.2026	31.03.2027
2	Total Number of Basement & Plinth	2	0%	01.04.2027	30.04.2028
3	Total Number of Podium	NA	NA	NA	NA
4	Lower Ground Floor (LGF)	1	0%	01.05.2028	31.08.2028
5	Total Number of Slabs of Super Structure (G+5)	6	0%	01.09.2028	31.12.2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	7	0%	01.09.2028	31.12.2030
7	Sanitary Fittings within the Flat/Premises	7	0%	15.07.2028	31.03.2031
8	Electrical Fitting within the Flat/Premises	7	0%	01.10.2028	31.03.2031
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	7	0%	31.08.2028	31.12.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	7	0%	01.10.2029	31.03.2031
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.	7	0%	01.01.2029	31.03.2031
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.	7	0%	01.07.2030	31.03.2031

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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%	01.01.2030	31.12.2030
2	Water Supply/Drinking Water Facilities	0%	01.10.2030	31.03.2031
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01.10.2030	31.03.2031
4	Storm Water Drain	0%	01.10.2030	31.03.2031
5	Landscaping & Tree Planting	0%	01.10.2030	31.03.2031
6	Street Lighting	0%	01.01.2030	31.12.2030
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water/STP	0%	01.10.2030	31.03.2031
9	Solid Waste Management & Disposal	0%	01.10.2030	31.03.2031
10	Water Conservation, Rainwater Harvesting	0%	01.10.2030	31.03.2031
11	Energy Management/Use of Renewable Energy	0%	01.10.2030	31.03.2031
12	Fire Protection and Fire Safety Requirements	0%	01.10.2030	31.03.2031
13	Electrical Sub Station, Control Panel & Meter Room	0%	01.01.2030	31.12.2030
14	Receiving Station	0%	01.01.2030	31.12.2030
15	Plan of Development Works	10%	01.07.2026	31.12.2030
16	Emergency Evacuation Services	0%	01.10.2030	31.03.2031
17	Common Facilities in Basement	0%	01.01.2030	31.03.2031
18	Others, if any (please specify)	8%	01.01.2030	31.03.2031

Yours Faithfully

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