

Date: 16.09.2025

Form-REG-1

ARCHITECT'S CERTIFICATE

Subject: Certificate of Percentage of work done for the Project Vaibhav Heritage Height UPRERAPRJ2779 situate in GH-01, E, Sector-16, Greater Noida (West) Development Authority Greater Noida District Gautam Budhh Nagar PIN 201009 measuring 20265.08 sq.mts. area being developed by B S BUILDTECH.

I / We **Mr. Uday Pande** have undertaken assignment as Architect for certifying Percentage of work done for the project **Vaibhav Heritage Height UPRERAPRJ2779** situate in GH-01, E, Sector-16, Greater Noida (West) development authority Greater Noida District Gautam Budhh Nagar PIN 201009 admeasuring **20265.08** sq.mts area being developed by **M/S B. S. BUILDTECH.**

1. Following technical professionals are appointed by Promoter: -

- (i) Mr. Uday Pande as Licensed Surveyor / Architect
- (ii) Mr. L. K. Tyagi as Structural Consultant
- (iii) Mr. Tanveer Hussain (NUPC) as MEP Consultant
- (iv) Mr. Prashant Kumar 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.


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26

Table - A (Tower A)

Table - A (Tower A)			
Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	132 Flats	90%
7	Sanitary Fittings within the Flat/Premises,	132 Flats	90%
8	Electrical Fitting within the Flat/Premises	132 Flats	90%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		95%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		100%
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.		95%
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.		95%

UDAY PANDE
 Architect-Urban Regional Planner
 CA/87/10856-FITP-86/26



Table - A (Tower B)			
Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	88 Flats	90%
7	Sanitary Fittings within the Flat/Premises,	88 Flats	90%
8	Electrical Fitting within the Flat/Premises	88 Flats	90%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		95%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		100%
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.		95%
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.		95%


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26



Table - A (Tower C)			
Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	88 Flats	90%
7	Sanitary Fittings within the Flat/Premises,	88 Flats	90%
8	Electrical Fitting within the Flat/Premises	88 Flats	90%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		95%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		100%
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.		95%
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.		95%


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-66/26

**Table - A (Tower D)**

Table - A (Tower D)			
Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	65%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	132Flats	10%
7	Sanitary Fittings within the Flat/Premises,	132Flats	0%
8	Electrical Fitting within the Flat/Premises	132Flats	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		10%
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%
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%
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%


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-66/26



Table - A (Tower E)

Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	65%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	132Flats	10%
7	Sanitary Fittings within the Flat/Premises,	132Flats	0%
8	Electrical Fitting within the Flat/Premises	132Flats	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		10%
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%
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%
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%


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26

Table - A (Tower F)

Table - A (Tower F)			
Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	65%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	115 Flats	10%
7	Sanitary Fittings within the Flat/Premises,	115 Flats	0%
8	Electrical Fitting within the Flat/Premises	115 Flats	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		10%
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%
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%
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%

UDAY PANDE
 Architect-Urban Regional Planner
 CA/87/10856-FITP-86/26

Table - A (Tower G)			
Building/Wing/ Block /Tower Number or Name			
S.No	Task / Activity	Number	% Work Done
1	Excavation	NA	100%
2	Total Number of Basement and Plinth	1	90%
3	Total Number of Podiums	1	90%
4	Stilt Floor	NA	NA
5	Total Number of Slabs of Super Structure	22	10%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	132 Flats	2%
7	Sanitary Fittings within the Flat/Premises,	132 Flats	0%
8	Electrical Fitting within the Flat/Premises	132 Flats	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		2%
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%
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%
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%


UDAY PANDE
 Architect-Urban Regional Planner
 CA/87/10856-FITP-86/26



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
1	Internal Roads & Footpaths	30%
2	Water Supply/Drinking Water Facilities	30%
3	Sewerage (chamber, lines, Septic Tank, STP)	50%
4	Storm Water Drain	30%
5	Landscaping & Tree Planting	45%
6	Street Lighting	20%
7	Community Buildings	60%
8	Treatment & Disposal of Sewage and Sullage water /STP	50%
9	Solid Waste Management & Disposal	50%
10	Water Conservation, Rainwater Harvesting	50%
11	Energy Management/Use of Renewable Energy	
12	Fire Protection and Fire Safety Requirements	40%
13	Electrical Sub Station, Control Panel & Meter Room	40%
18	Others, if any (please specify)	

Yours faithfully,


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26

FOR NIVEDITA AND UDAY PANDE CONSULTANTS

Date: 16.09.2025

Place: Delhi