

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No-UPRERAPRJ211016

Date: 09.01.2026

Subject: Certificate of Percentage of Completion of Construction Work of BLOCK -A EON (EYE OF NOIDA) No. of 1 Block(s) of the 1st Phase of the Project UPRERAPRJ211016 situated on the Khasra No/ Plot no 01 A, Sector 140A Noida Demarcated by its boundaries (latitude and longitude of the end points) 28.513786 , 77.418069 to the North 28.509349 , 77.418194 to the South 28.5127758 , 77.420265 to the East 28.570317, 77.415865 to the West of Plot no 01A Sector 140A Tehsil Dadri Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201305 admeasuring 13812 sq.mts. area being developed by FAIRFOX ITINFRA PVT.LTD.

I Amit Sharma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the Block -A Block Eon (Eye of Noida) of 1stPhase of the Project, situated on the Plot no 01A Sector 140A Tehsil Dadri Competent/ Development authority New Okhla Industrial Development Authority District Gautam Buddh nagar PIN 201305 admeasuring 13812 sq.mts. area being developed by FAIRFOX ITINFRA PV.LTD.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) Shri Anand Sharma as Architect ;
- (ii) Shri Maqsd-E-Nazar as Structural Consultant
- (iii) Shri Narendra as MEP Consultant
- (iv) Shri Rajesh Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date 31.12.2025 of this certificate, the Percentage of Work done for one of the Blocks of the Real Estate Project as registered vide number UPRERAPRJ211016 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	No number of Podiums	N/A
4	Stilt Floor	N/A
5	25 Number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	98%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	100%

Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		90%
2	Water Supply	Yes		95%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		95%
4	Strom Water Drains	Yes		95%

5	Landscaping & Tree Planting	Yes		Not started yet
6	Street Lighting	Yes		100%
7	Community Buildings	No		N/A
8	Treatment and disposal of sewage and sullage water	Yes		80%
9	Solid Waste management & Disposal	No		N/A
10	Water conservation, Rain water harvesting	Yes		100%
11	Energy management	Yes		90%
12	Fire protection and fire safety requirements	Yes		100%
13	Electrical meter room, sub-station, receiving station	Yes		100%
14	Other (Option to Add more)			N/A

Yours Faithfully

Signature & Name : AMIT SHARMA
(License NO :CA/2017/83479)

