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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. -UPRERAPRJ716606

Date: 10.07.2026

Information as on _30.06.2026

Subject: Certificate of Percentage of Completion of Construction Work of BLOCK -E EON (EYE OF NOIDA) No. of 1 Block(s) of the 2nd Phase of the Project UPRERAPRJ716606 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 of Construction Work of BLOCK -E EON (EYE OF NOIDA) No. of 1 Block(s) of the 2nd Phase of the Project UPRERAPRJ716606 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..

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

- (i) Shri Anand Sharma as Architect ;
- (ii) Shri Maqsud-E-Nazar as Structural Consultant
- (iii) M/S CESPL as MEP Consultant
- (iv) Shri Rajesh Kumar as Site Supervisor

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

Table - A

Block -E					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100	01.09.2022	15.11.2022
2	Total Number of Basement and Plinth	2	100	10.01.2023	15.04.2023
3	Total Number of Podiums	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A

5	Total Number of Slabs of Super Structure (G+15) Material on site	16	100	01.04.2023	31.12.2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (G+15)	18	75.8	01.10.2023	30.07.2026
7	Sanitary Fittings within the Flat/Premises,	18	15.2	01.01.2026	30.07.2026
8	Electrical Fitting within the Flat/Premises	18	27.6	01.10.2026	31.12.2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	18	68.2	01.04.2023	31.12.2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	18	43.1	01.02.2025	31.12.2026
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.	18	45	01.11.2025	31.12.2026
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.	18	1.5	01.04.2026	03.01.2027

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	81.5	01.01.2024	30.08.2026
2	Water Supply/Drinking Water Facilities	86.1	01.01.2024	30.08.2026
3	Sewerage (chamber, lines, Septic Tank, STP)	76.9	01.01.2024	30.08.2026
4	Storm Water Drain	75.7	01.01.2024	30.08.2026
5	Landscaping & Tree Planting	10.6	01.01.2024	30.08.2026
6	Street Lighting	27.3	01.07.2026	30.11.2026
7	Community Buildings	N/A	N/A	N/A
8	Treatment & Disposal of Sewage and Sullage water /STP	44.4	01.07.2026	30.08.2026
9	Solid Waste Management & Disposal	0	01.07.2026	30.08.2026
10	Water Conservation, Rainwater Harvesting	70	01.03.2025	30.08.2026
11	Energy Management/Use of Renewable Energy	0	01.05.2026	30.08.2026
12	Fire Protection and Fire Safety Requirements	60	01.03.2025	30.08.2026
13	Electrical Sub Station, Control Panel & Meter Room	45.6	01.03.2025	30.08.2026
14	Receiving Station	50	01.03.2025	30.08.2026
15	Plan of Development Works	0	01.05.2026	30.08.2026
16	Emergency Evacuation Services	0	01.05.2026	30.08.2026
17	Common Facilities in Basement	0	01.05.2026	30.08.2026
18	Others, if any Site office and machinery as per Project Owner	N/A		

Yours Faithfully

AMIT SHARMA

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