

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.....

Date: 12/01/2026

Information as on 31/12/2025

I/We Shri Tushar Gaur have undertaken assignment as Architect for certifying Percentage of work done for the project OPUS and RERA Registration No. UPRERAPRJ249398 situate on the Khasra No/ Plot No.7C/Com-09, 10, 11 of village Siddharth Vihar tehsil Ghaziabad competent/ development authority Uttar Pradesh Awas Evam Vikas Parishad District Ghaziabad PIN 201009 admeasuring 2018.96 sq.mts area being developed by M/s JindalSons Infratex Private Limited, Promoter's Id UPRERAPRM165554.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s Studio Rhizome as Licensed Surveyor / Architect
- (ii) M/s RDA Civil Engineering Systems Pvt Ltd as Structural Consultant
- (iii) M/s Metaphor Consultant as MEP Consultant
- (iv) Shri Ashok 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.

Table - A

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

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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	NA		
2	Water Supply/Drinking Water Facilities	100%		
3	Sewerage (chamber, lines, Septic Tank, STP)	100%		
4	Storm Water Drain	100%		
5	Landscaping & Tree Planting	100%		
6	Street Lighting	NA		
7	Community Buildings	NA		
8	Treatment & Disposal of Sewage and Sullage water /STP	100%		
9	Solid Waste Management & Disposal	NA		
10	Water Conservation, Rainwater Harvesting	100%		
11	Energy Management/Use of Renewable Energy	NA		
12	Fire Protection and Fire Safety Requirements	100%		
13	Electrical Sub Station, Control Panel & Meter Room	100%		
14	Receiving Station	NA		
15	Plan of Development Works	100%		
16	Emergency Evacuation Services	100%		
17	Common Facilities in Basement	100%		
18	Others, if any (please specify)	NA		

Yours Faithfully

Signature & Name of Architect TUSHAR GAUR

(License no CA/2009/44089)

Mobile No. .9717704707

Email ID; tg@rhizomespace.com

Tushar Gaur
Architect
CA/2009/44089