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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. UPRERAPRJ882013

Date: 10.07.2026

Information as on _30.06.2026

Subject: Certificate of Percentage of Completion of Construction Work of BLOCK -B&D EON (EYE OF NOIDA) No. of 2 Block(s) of the 3rd Phase of the Project (UPRERAPRJ882013) 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 27624.sq.mts. area being developed by Fairfax IT infra Pvt Ltd.

I Amit Sharma have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the BLOCK -B&D EON (EYE OF NOIDA) No. of 2 Block(s) of the 3rd Phase of the Project (UPRERAPRJ882013) 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 27624 sq.mts. area being developed by Fairfax IT infra Pvt 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) 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 -B					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	95	01.07.2025	28.02.2026
2	Total Number of Basement and Plinth	2	0	01.03.2026	30.05.2026
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	0	01.06.2026	30.6.2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (G+15)	18	0	01.09.2026	30.9.2027
7	Sanitary Fittings within the Flat/Premises,	18	0	01.10.2026	31.12.2027
8	Electrical Fitting within the Flat/Premises	18	0	01.10.2026	31.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	18	0	01.06.2026	30.6.2027
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	0	01.10.2026	31.12.2027
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	0	01.07.2027	15.01.2028
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	0	01.10.2027	03.02.2028

Table - A

Block-D					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100	22.03.2023	30.09.2023
2	Total Number of Basement and Plinth	2	96.2	25.04.2023	30.09.2024
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	16	65	26.11.2023	31.12.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	18	15	01.07.2024	30.03.2027
7	Sanitary Fittings within the Flat/Premises,	18	0	01.10.2026	31.10.2027
8	Electrical Fitting within the Flat/Premises	18	15	01.03.2025	31.10.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	18	40	26.11.2023	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	0	01.10.2026	31.12.2027

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	0	01.07.2027	15.01.2028
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	0	01.10.2027	03.02.2028

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	01.06.2026	31.12.2027
2	Water Supply/Drinking Water Facilities	0	01.05.2026	30.11.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	75.2	01.03.2025	30.11.2027
4	Storm Water Drain	0	01.05.2026	30.11.2027
5	Landscaping & Tree Planting	0	01.05.2026	31.12.2027
6	Street Lighting	0	01.07.2026	15.02.2028
7	Community Buildings	N/A	N/A	N/A
8	Treatment & Disposal of Sewage and Sullage water /STP	0	01.07.2026	31.12.2027
9	Solid Waste Management & Disposal	0	01.07.2026	31.12.2027
10	Water Conservation, Rainwater Harvesting	33	01.03.2025	30.07.2027
11	Energy Management/Use of Renewable Energy	0	01.05.2026	31.12.2027
12	Fire Protection and Fire Safety Requirements	0	01.03.2026	30.09.2027
13	Electrical Sub Station, Control Panel & Meter Room	15.2	01.03.2025	30.09.2027
14	Receiving Station	0	01.05.2026	30.09.2027
15	Plan of Development Works	0	01.05.2026	03.02.2028
16	Emergency Evacuation Services	0	01.05.2026	31.12.2027
17	Common Facilities in Basement	0	01.05.2026	03.02.2028
18	Others, if any Site office and machinery and combine facility of full project as per Project Owner	99.4	22.03.2023	03.02.2028

Yours Faithfully

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