

VIKAS KUMAR GOEL

Architect, Interior Designer
 Government Approved Valuer of Land & Buildings
 Registered Valuer for Land & Buildings from I.B.B.I.
Council of Architecture No. CA/94/17889
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FORM REGN-01

ARCHITECT'S CERTIFICATE

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

No...FL-IT-P1 /12

Date: 07.04.2025

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Tower namely T1 of the Project "The Flagship Phase 1" [UPRERA Registration UPRERAPRJ 184164] situated on the Plot no. 01 B, Sector 140A ,Noida of _District_Gautam Buddha Nagar, U.P.-201305 demarcated by its boundaries latitude/ longitude 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N,77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E Tehsil- Gautam Buddh Nagar- Competent/Development authority "New Okhla Industrial Development Authority", District__Gautam Buddha Nagar ,admeasuring 6995 sq.mts. area being developed by [Promotor's Name-M/s. I T Infrastructure Park Pvt. Ltd.]

I Vikas Kumar Goel has been taken assignment of Certification assignment of Percentage of Completion of Construction Work of 1 No. of Tower namely T1 of The Project "The Flagship Phase 1" [UPRERAPRJ 184164] situated on the Plot no. 01 B, Sector 140A ,Noida of _District_Gautam Buddha Nagar, U.P.-201305 Competent/Development authority "New Okhla Industrial Development Authority", District Gautam Buddh Nagar,admeasuring 6995 sq.mts. area being developed by [Promotor's Name-M/s. I T Infrastructure Park Pvt. Ltd.]

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

- | | |
|--|--------------------------|
| (i) M/S. Vastunidhi | as L.S. / Architect ; |
| (ii) M/s. Vintech Consultants | as Structural Consultant |
| (iii)M/s. Proion Consultants Pvt. Ltd. | as MEP Consultant |
| (iv) Mr. Ravi Shekhar | as Site Incharge |

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 of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers as registered vide number UPRERAPRJ184164 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. Site status is taken till dated 31.03.2025.

TableA- Tower 1 (2B+G+23 Floors)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basements and Plinth-Super structure excluding non tower	100%
3	Stilt Floor	NA
4	PodiumFloor	NA
5	24 number of Slabs super structure - excluding basements.	93%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	30%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	10%
8	Staircases(super structure), Lift Wells (super structure)and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	84%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	40%
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	4%

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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	Till Stage not reached	Yet to start
2	Water Supply	yes	Till Stage not reached	Yet to start
3	Sewarage (chamber, lines, Septic Tank, STP)	yes	STP structure completed	30%
4	Strom Water Drains	yes	Till Stage not reached	Yet to start
5	Landscaping & Tree Planting	yes	Till Stage not reached	Yet to start
6	Street Lighting	yes	Till Stage not reached	Yet to start
7	shopping	yes	Till Stage not reached	Yet to start
8	Treatment and disposal of sewage and sullage water	yes	Till Stage not reached	Yet to start
9	Solid Waste management & Disposal		Till Stage not reached	Yet to start
10	Water conservation, Rain water harvesting	yes	Till Stage not reached	
11	Energy management	yes	Till Stage not reached	Yet to start
12	Fire protection and fire safety requirements	yes	Under progress	70%
13	Electrical meter room, sub-station, receiving station	yes	Till Stage not reached	Yet to start
14	Part of Independent Podium for car parking at non tower slab	yes	Till Stage not reached	Yet to start
15	H V A C	yes	Under progress	60%

Thanking you

VIKAS KUMAR GOEL (Architect)

(Council of Architecture CA/94/17889)