

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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www.vikasavidesign.in**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-P2/16**Date: 3/1/2026**

Subject Certificate of Percentage of Completion of Construction Work of -Tower No. '2' (B+LG+GF+15+Terrace) of the Project The Flagship Phase 2 [UPRERA Registration No. UPRERAPRJ 893178], situated on a land admeasuring 5449.84 sq. mtrs out of total plot area admeasuring 45,202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, demarcated by its boundaries 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 of Development Authority- New Okhla Industrial Development Authority(NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by IT Infrastructure Park Private Limited

I, Vikas Kumar Goel have undertaken assignment as Architect for certifying Percentage of Completion Work of the -Tower No.2 (B+LG+G+15+Terrace Floors) Project The Flagship Phase 2 [UPRERA Registration No. UPRERAPRJ 893178], situated on the Plot no 01B, Sector-140A, NOIDA Tehsil Gautam Buddha Nagar, Uttar Pradesh-201305, development authority New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar, Uttar Pradesh 201305 admeasuring 5449.84 sq. mtrs out of total plot area admeasuring 45,202.50 Sq. Mtrs. area being developed by the IT Infrastructure Park Private Limited.

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

- | | | |
|-------|---------------------------------------|--------------------------|
| (i) | M/s Vastunidhi, Sector-44, Noida | as L.S. / Architect ; |
| (ii) | M/s Vintech Consultants | as Structural Consultant |
| (iii) | M/s Prion Consultants Private Limited | as MEP Consultant |
| (iv) | Shri Ravi Shekhar | as Site in charge |

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 of the Real Estate Project the Flagship, Phase-II under the process of registration under UPRERAPRJ893178 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. The Site status is taken till 31.12.2025

Table A(Tower 2-'B+LG+G+15+Terrace Floors')

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	1 number of Basement(s) and Plinth Super structure	100%
3	0 number of Podiums	N.A.

4	Stilt Floor	N.A.
5	17 number of Slabs of Super Structure(Total 17 no. slabs) casting completed, excluding Basement super structure.	100%
6	Internal walls(14th floor), Internal Plaster(14th floor), Flooring within Flats/Premises(12th floor common area), Doors and Windows in each of	75%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	Yet to start
8	Staircases and Lift Wells (super structure)and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	95%
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.	10%

Table B
Internal & External Development Works in Respect of the Entire Registered Phase
(STP)

S No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	YES	work under progress	5%
2	Water Supply	YES	work under progress	50%
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	STP Structure completed and pumps installed	90%
4	Strom Water Drains	YES	work under progress	80%
5	Landscaping & Tree Planting	YES	soft landscape under progress.	7%
6	Street Lighting	YES	not reached the stage	Yet to Start
7	Shopping	No	N A	N.A.
8	Treatment and disposal of sewage and sullage water(STP)	YES	STP Structure completed and pumps installed	90%
9	Solid Waste management & Disposal	YES	STP Structure completed and pumps installed	70%
10	Water conservation, Rain water harvesting	YES	work under progress	50%
11	Energy management	YES	not reached the stage	Yet to Start
12	Fire protection and fire safety requirements	YES	under progress	40%
13	HVAC	YES	Tower T2	40%

14	Electrical meter room, sub-station, receiving station	YES	under progress T1	15%
15	non tower both the basements in project	YES	super structure casted	100%
15	Part of independent podiumm for car parking at non tower slab	YES	UDF in progress	30%

Thanking you

Vikas Kumar Goel
Architect
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