



ANUJ AGARWAL ARCHITECTS

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS & VASTU CONSULTANTS

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Form-REG-1

Date:-12/01/2026

ARCHITECT'S CERTIFICATE

M/s Utility Estates Private Limited

Add:-11, New Rajdhani Enclave Vikas Marg,

Delhi

Subject:- Certificate of Estimates for Completion of Construction Work of 2 No. of Building, Tower - A1 & B1 building of the Project AIGIN ROYAL PARK UPRERA Registration Number (UPRERAPRJ844481) situated on the Plot no. GH-3/4, Park Town, NH-24 Village:- Mehrauli & Shahpur-Bamheta, Distt- Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) 28°39'19"N 77°28' 47"E to the North 28°39'15"N 77°28'49"E to the South 28°39'17"N 77°28' 50"E to the East 28°39'17"N 77°28'46"E to the West of village Mehrauli & Shahpur-Bamheta, Ghaziabad Competent/ Development authority GDA District Ghaziabad PIN 201003 admeasuring 8525.664 sq.mts. area being developed by M/s AIG Buildcon Private Ltd.

I/We Anuj Agarwal Architects have undertaken assignment as Architect for certifying Percentage of Completion Work of the Project AIGIN ROYAL PARK situated on the Plot no. GH-3/4, Park Town, NH-24 Village:- Mehrauli & Shahpur-Bamheta, Distt- Ghaziabad, admeasuring 8525.664sq.mts. area being developed by M/s AIG Buildcon Private Ltd.

Following technical professionals are appointed by Owner / Promotor :-

(i) Mr. Anuj Agarwal as Architect.

(ii) Maqsd E Nazar C/O NNC Design International as Structural Consultant

(iii) Wais Ahmad C/O Wac Engineers as plumbing and fire consultant

(iv) Mr. Mayank Goyal C/O Engineering Consultancy & Management Service as Electrical consultant

(v) Shri Satish Sharma as Site Supervisor on behalf of M/s Utility Estates Private Limited & others

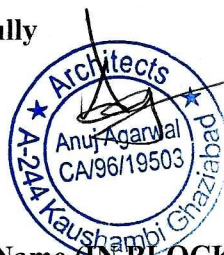
Based on Site Inspection date-31/12/2025, with respect to each of the Buildings /Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings/Towers of the Real Estate Project as registered vide number [UPRERAPRJ844481] 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.

TABLE - A

Sr. No.	Task/Activity	Work done %
1	Excavation	99%
2	2 Number of Basement	85%
3	Structure work number of stilt floor	95%
4	Super Structure	78%
5	Numbur Poidium	N/A
6	Internal walls, Internal Plaster, fixing doors and Windows frame in each of the Flats/Premises	22%
7	Internal Sanitary & electrical work Fittings within the Flat/Premises, Electrical Fittings within the Flat/ premises.	17%
8	Structure work of Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts.	78%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower.	8%
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				
Sr. No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Work done %
1	Internal Roads & Foothpaths	Yes	Cement Concrete Internal Road (CC Road Above the 2 Corse of WBM) and Foothpaths in Interlocking Pavers	0%
2	Water Supply	Yes	Water to be provided by the GDA and developer will make UGT of capacity as per norms.	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	Main Sewer line has been designed as per norms and partially lay in basement ceiling and will finally connect to STP	0%
4	Strom Water Drains	Yes	Underground system using uPVC (SN-4) & mesonary chamber's sewer pipes.	0%
5	Landscaping & Tree Planting	Yes	Landscape and Tree Planting has been designed by as per authority guidelines.	0%
6	Street Lighting	Yes	Designed has been done as per UP electricity board guidelines and shall be provided necessary switch-gear etc. for distributing electricity at LT voltage.	0%
7	Community Buildings	Yes	Club has been designed as per authority norms and Facilities Like:- Party Hall, Gaming Zone, Entertainment Area etc.	0%
8	Treatment and disposal of sewage and sullage water	Yes	STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer.	0%
9	Solid Waste management & Disposal	Yes	Manual collection and organic waste converter shall be provided in the project	0%
10	Water conservation, Rain water harvesting	Yes	Recycling of treated water and rain water syestem to be provide	0%
11	Energy management	Yes	Single point metering will be there for energy purchased from the grid/ power supply company.	0%
12	Fire protection and fire safety requirements	Yes	Fire tender path shall be provided as per NBC. Fire fighting systems along with pumps and water storage tanks shall be provided as per NBC &NOC from fire dept.	0%
13	Electrical meter room, sub-station, receiving station	Yes	As per authority sanction plan	0%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) OF Architect

(License NO.....)