

ACPL Design Ltd

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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.....

Date: 04-01-2026

Information as on 31-12-2025

Subject: Certificate of Percentage of work done for the Project "Migsun Nehru Place 1" (UPRERAPRJ770923) situated on the Plot No- IT-3 at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 28,403.44 sq.mt. area being developed by ANSAL IT CITY AND PARKS LIMITED. [Promoter Id]

We M/s ACPL DESIGN LTD have undertaken assignment as Architect for certifying Percentage of work done for the project "Migsun Nehru Place 1" (UPRERAPRJ770923) situated on the Plot No- IT-3 at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 28,403.44 sq.mt. area being developed by ANSAL IT CITY AND PARKS LIMITED. <Promoter Id>

1. Following technical professionals are appointed by Promoter: -

- (i) M/s ACPL DESIGN LIMITED as Architect Consultant
- (ii) M/s Optimum Design Pvt Ltd as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Rajeev SINGH 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.

KULMEET SHANGARI
ARCHITECT
CA/07/21741



**Table - A
(High Rise)**

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	12-05-2023	31-05-2024
2	Total Number of Basement and Plinth	2	0	01-06-2024	31-12-2027
3	Total Number of Podiums	1	0	01-06-2024	31-12-2027
4	Stilt Floor	1	0	01-06-2024	31-12-2027
5	Total Number of Slabs of Super Structure	14	0	01-06-2024	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	25-06-2026	30-09-2027
7	Sanitary Fittings within the Flat/Premises,		0	05-03-2026	30-09-2028
8	Electrical Fitting within the Flat/Premises		0	15-08-2027	30-09-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	25-08-2026	30-09-2028
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	05-03-2026	30-09-2028
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	25-08-2026	30-09-2028
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.		0	30-03-2027	30-12-2028

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

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Table - A1
(Lower Rise Tower A)

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	0	0	12-05-2023	31-05-2024
2	Total Number of Basement and Plinth	1	0	01-06-2024	31-12-2027
3	Total Number of Podiums	0	N/A	01-06-2024	31-12-2027
4	Stilt Floor	1	0	01-06-2024	31-12-2027
5	Total Number of Slabs of Super Structure	4	0	01-06-2024	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	25-06-2026	30-09-2027
7	Sanitary Fittings within the Flat/Premises,		0	05-03-2026	30-09-2028
8	Electrical Fitting within the Flat/Premises		0	15-08-2027	30-09-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	25-08-2026	30-09-2028
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	05-03-2026	30-09-2028
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	25-08-2026	30-09-2028
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.		0	30-03-2027	30-12-2028


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Table - A2
(Low Rise Tower B)

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	12-05-2023	31-05-2024
2	Total Number of Basement and Plinth	1	0	01-06-2024	31-12-2027
3	Total Number of Podiums	0	N/A	01-06-2024	31-12-2027
4	Stilt Floor	1	0	01-06-2024	31-12-2027
5	Total Number of Slabs of Super Structure	4	0	01-06-2024	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	25-06-2026	30-09-2027
7	Sanitary Fittings within the Flat/Premises,		0	05-03-2026	30-09-2028
8	Electrical Fitting within the Flat/Premises		0	15-08-2027	30-09-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	25-08-2026	30-09-2028
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	05-03-2026	30-09-2028
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	25-08-2026	30-09-2028
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.		0	30-03-2027	30-12-2028


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Table - A3
(Low Rise Tower C)

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	12-05-2023	31-05-2024
2	Total Number of Basement and Plinth	1	0	01-06-2024	31-12-2027
3	Total Number of Podiums	0	N/A	01-06-2024	31-12-2027
4	Stilt Floor	1	0	01-06-2024	31-12-2027
5	Total Number of Slabs of Super Structure	4	0	01-06-2024	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	25-06-2026	30-09-2027
7	Sanitary Fittings within the Flat/Premises,		0	05-03-2026	30-09-2028
8	Electrical Fitting within the Flat/Premises		0	15-08-2027	30-09-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	25-08-2026	30-09-2028
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	05-03-2026	30-09-2028
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	25-08-2026	30-09-2028
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.		0	30-03-2027	30-12-2028


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**Table - A4
(Low Rise Tower D)**

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	12-05-2023	31-05-2024
2	Total Number of Basement and Plinth	1	0	01-06-2024	31-12-2027
3	Total Number of Podiums	0	N/A	01-06-2024	31-12-2027
4	Stilt Floor	1	0	01-06-2024	31-12-2027
5	Total Number of Slabs of Super Structure	4	0	01-06-2024	31-12-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	25-06-2026	30-09-2027
7	Sanitary Fittings within the Flat/Premises,		0	05-03-2026	30-09-2028
8	Electrical Fitting within the Flat/Premises		0	15-08-2027	30-09-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	25-08-2026	30-09-2028
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	05-03-2026	30-09-2028
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	25-08-2026	30-09-2028
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.		0	30-03-2027	30-12-2028


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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	30-03-2027	30-09-2028
2	Water Supply/Drinking Water Facilities	0	05-03-2026	30-09-2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0	25-09-2027	30-09-2028
4	Storm Water Drain	0	25-09-2027	30-09-2028
5	Landscaping & Tree Planting	0	25-09-2027	30-09-2028
6	Street Lighting	0	15-10-2027	30-09-2028
7	Community Buildings	0	15-10-2027	30-09-2028
8	Treatment & Disposal of Sewage and Sullage water /STP	0	25-09-2027	30-09-2028
9	Solid Waste Management & Disposal	0	25-09-2027	30-09-2028
10	Water Conservation, Rainwater Harvesting	0	28-09-2027	30-09-2028
11	Energy Management/Use of Renewable Energy	0	25-08-2027	30-09-2028
12	Fire Protection and Fire Safety Requirements	0	10-03-2026	30-09-2028
13	Electrical Sub Station, Control Panel & Meter Room	0	15-10-2027	30-09-2028
14	Receiving Station	0	15-10-2027	30-09-2028
15	Plan of Development Works	0	30-03-2027	30-09-2028
16	Emergency Evacuation Services	0	05-04-2028	30-09-2028
17	Common Facilities in Basement	0	15-04-2028	30-09-2028
18	Others, if any (please specify)	0	30-03-2027	30-12-2028

Yours Faithfully

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