

CHAITANYA VATS

Architect

Council of Architecture No. CA/2012/55185Add.: Unit No-821, 8th Floor, Galaxy Blue Sapphire, Sector-4,
Greater Noida (West), Gautam Buddha Nagar (U.P), PIN-201318

Contact: +91-9871278910

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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. AC-26/0150

Date: 13.04.2026

Information as on 31.03.2026

Subject: Certificate of Percentage of Completion of Construction Work of Project 'DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL', RERA Registration No. UPRERAPRJ9759 having 4 Nos. Tower(s) / Block(s) [Office Tower-B, Services Residence Tower-1, Services Residence Tower-2, Nexus Tower (Commercial)] situated at Plot No-001/A, Block no. C, Sector-16B, NOIDA, Competent/ Development Authority New Okhla Industrial Development Authority (NOIDA), admeasuring 34696.72 Sq. Mtrs. area being developed by Boulevard Projects Pvt. Ltd. Promoter ID: UPRERAPRM9075.

I, Chaitanya Vats have undertaken assignment as Architect for certifying Percentage of work done of Project 'DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL', RERA Registration No. UPRERAPRJ9759 having 4 Nos. Tower(s) / Block(s) [Office Tower-B, Services Residence Tower-1, Services Residence Tower-2, Nexus Tower (Commercial)] situated at Plot No-001/A, Block no. C, Sector-16B, NOIDA, Competent/ Development Authority New Okhla Industrial Development Authority (NOIDA), admeasuring 34696.72 Sq. Mtrs. area being developed by Boulevard Projects Pvt. Ltd. Promoter ID: UPRERAPRM9075.

1. Following technical professionals are appointed by Promotor:

- | | | |
|-------|--|--------------------------|
| (i) | M/s. RSP Design Consultant Pvt Ltd | as L.S. / Architect |
| (ii) | M/s. VINTECH Consultants | as Structural Consultant |
| (iii) | M/s. CP Vidya & Associate/AMPOWER Consultancy Services | as MEP Consultant |
| (iv) | Shri Naveen Yadav | as Site Supervisor |

2. Based on the Site Inspection, with respect to each of the Plots/Buildings/wings/Block/ 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 /Blocks/Towers of The Real Estate Project is as per table A.

2.2 As on the date of this certificate, the percentage of 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 Table B.

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Table-A

Office Tower-B		5B+G+23 Floors			
S.No.	Task/Activity	Number	Percentage Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	10.08.2017	30.06.2024
2	Total No. of Basement and Plinth	5	100%	10.08.2017	30.06.2024
3	Total No. of podiums	NA	NA	NA	NA
4	Ground Floor	1	100%	10.08.2017	30.06.2024
5	Total number Slabs in super structure	23	86%	10.08.2017	15.09.2026
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	23	0%	10.03.2026	30.09.2027
7	Sanitary Fittings within the Flat/Premises	23	0%	01.04.2027	30.09.2027
8	Electrical fitting within the flat/Premises	23	0%	01.04.2027	30.09.2027
9	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases, Overhead and Underground Water Tanks	23	0%	10.08.2017	30.09.2027
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	23	0%	01.07.2026	30.09.2027
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase),	23	0%	01.07.2026	30.09.2027
12	Compliance to conditions of environmental/Fire Noc, electric safety certificates installation of lifts as per provision of lift act 2024 -water pumps, firefighting fittings All other works to get required Occupation/Completion Certificate	23	0%	01.07.2027	30.09.2027

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Table-A1

Services Residence Tower-1		5B+G+32 Floors			
S.No.	Task/Activity	Number	Percentage Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	10.08.2017	30.06.2024
2	Total No. of Basement and Plinth	5	100%	10.08.2017	30.06.2024
3	Total No. of podiums	NA	NA	NA	NA
4	Ground Floor	1	100%	10.08.2017	30.06.2024
5	Total number Slabs in super structure	32	16%	10.08.2017	31.05.2028
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	32	0%	01.06.2026	31.03.2029
7	Sanitary Fittings within the Flat/Premises	32	0%	01.11.2028	31.03.2029
8	Electrical fitting within the flat/Premises	32	0%	01.11.2028	31.03.2029
9	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases, Overhead and Underground Water Tanks	32	0%	10.08.2017	31.03.2029
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	32	0%	02.08.2028	31.03.2029
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase),	32	0%	15.04.2028	31.03.2029
12	Compliance to conditions of environmental/Fire Noc, electric safety certificates installation of lifts as per provision of lift act 2024 -water pumps, firefighting fittings All other works to get required Occupation/Completion Certificate	32	0%	01.02.2029	31.05.2029

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Table-A2

Services Residence Tower-2		5B+G+32 Floors			
S.No.	Task/Activity	Number	Percentage Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	10.08.2017	30.06.2024
2	Total No. of Basement and Plinth	5	100%	10.08.2017	30.06.2024
3	Total No. of podiums	NA	NA	NA	NA
4	Ground Floor	1	100%	10.08.2017	30.06.2024
5	Total number Slabs in super structure	32	11%	10.08.2017	16.10.2028
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	32	0%	29.11.2026	30.05.2029
7	Sanitary Fittings within the Flat/Premises	32	0%	01.01.2029	30.05.2029
8	Electrical fitting within the flat/Premises	32	0%	01.01.2029	30.05.2029
9	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases, Overhead and Underground Water Tanks	32	0%	10.08.2017	30.05.2029
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	32	0%	26.10.2028	30.05.2029
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase),	32	0%	26.10.2028	30.05.2029
12	Compliance to conditions of environmental/Fire Noc, electric safety certificates installation of lifts as per provision of lift act 2024 -water pumps, firefighting fittings All other works to get required Occupation/Completion Certificate	32	0%	01.03.2029	31.07.2029

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Table-A3

Nexus Tower (Commercial)		5B+G+12 Floors			
S.No.	Task/Activity	Number	Percentage Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	10.08.2017	30.06.2024
2	Total No. of Basement and Plinth	5	100%	10.08.2017	30.06.2024
3	Total No. of podiums	NA	NA	NA	NA
4	Ground Floor	12	100%	10.08.2017	30.06.2024
5	Total number Slabs in super structure	12	06%	10.08.2017	07.12.2027
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	12	0%	06.06.2027	30.05.2029
7	Sanitary Fittings within the Flat/Premises	12	0%	01.01.2029	30.05.2029
8	Electrical fitting within the flat/Premises	12	0%	01.01.2029	30.05.2029
9	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases, Overhead and Underground W Tanks	12	0%	01.10.2027	30.05.2029
10	The external plumbing and external plaster, Elevation completion of terraces with waterproofing of the Building/Block/Tower	12	0%	22.12.2027	30.05.2029
11	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase),	12	NA	10.06.2028	30.05.2029
12	Compliance to conditions of environmental/Fire Noc, electric safety certificates installation of lifts as per provision of lift act 2024 -water pumps, firefighting fittings All other works to get required Occupation/Completion Certificate	12	0%	01.03.2029	31.07.2029

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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%	01.02.2027	30.06.2029
2	Water Supply / Drinking Water Facilities	0%	01.02.2027	30.06.2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01.04.2027	30.06.2029
4	Storm Water Drains	0%	01.07.2027	30.06.2029
5	Landscaping & Tree Planting	0%	01.04.2027	30.06.2029
6	Street Lighting	0%	01.07.2027	30.06.2029
7	Community buildings	0%	01.07.2027	30.06.2029
8	Treatment and disposal of sewage and sullage water / STP	0%	01.07.2027	30.06.2029
9	Solid Waste management & Disposal	0%	01.07.2027	30.06.2029
10	Water conservation Rainwater harvesting	0%	01.07.2027	30.06.2029
11	Energy Management / use of Renewable Energy	0%	01.07.2027	30.06.2029
12	Fire protection and fire safety Requirements	0%	01.07.2027	30.06.2029
13	Electric sub station, control panel & meter room	0%	01.07.2027	30.06.2029
14	Receiving station	0%	01.02.2027	30.06.2029
15	Plan of development works	NA	NA	NA
16	Emergency evacuation services	NA	NA	NA
17	Common facilities in basement	0%	01.03.2027	30.06.2029
18	Others if any	8%	10.08.2017	30.06.2029

Yours Faithfully

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