

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-26/0193

Date: 27.06.2026

Information as on 18.06.2026

Subject: Certificate of Percentage of work done for the 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 Promoter:

- | | | |
|-------|---|--------------------------|
| (i) | RSP Design Consultant Pvt Ltd | as Architect |
| (ii) | VINTECH Consultants | as Structural Consultant |
| (iii) | 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-A1

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-A2

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-A3

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-A4

Nexus Tower (Commercial)		5B+G+12 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	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 Water 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 Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase),	12	0%	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)	Percentage 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	9%	10.08.2017	30.06.2029

Yours Faithfully

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