

RAVI RAJ JAIN

Architect

Council of Architecture No. CA/2024/170151

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

Contact - +91-9696858928

Email: architect@gjagroup.co.in

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)

Certificate No. MAX/105/001

Date: 05.02.2026

Information as on **10.01.2026**

Subject: Certificate of Percentage of work done for the Project **Estate 105**, having 4 Nos. of "**Residential Tower(01), Residential Tower(02),**" and a (**Commercial 01)(Commercial 02),**" of the RERA Registration Number to be Applied for situated in the **plot no. - C-02, block no. NA, in Sector - 105, NOIDA, Tehsil- NOIDA, District- Gautam Buddha Nagar Competent/ Development authority New Okhla Industrial Development Authority (NOIDA), admeasuring 22718.15 Sq. Mtrs. Out of total area 41835.46 Sq.m** being developed by **M/s MAX ESTATES NOIDA PRIVATE LIMITED. PROMOTER ID: UPRERAPRM437118.**

I **Ravi Raj Jain** have undertaken assignment as Architect for certifying Percentage of work done for the Project **Estate 105**, having 4 Nos. of "**Residential Tower(01), Residential Tower(02),**" and a (**Commercial 01)(Commercial 02),**" of the RERA Registration Number to be Applied for situated in the **plot no. - C-02, block no. NA, in Sector - 105, NOIDA, Tehsil- NOIDA, District- Gautam Buddha Nagar Competent/ Development authority New Okhla Industrial Development Authority (NOIDA), admeasuring 22718.15 Sq. Mtrs. Out of total area 41835.46 Sq.m** area being developed by **M/s MAX ESTATES NOIDA PRIVATE LIMITED. PROMOTER ID: UPRERAPRM437118.**

1. Following technical professionals are appointed by Promoter: -

- | | |
|---|----------------------------------|
| (i) Ar. Gaurav Gupta | as Licensed Surveyor / Architect |
| (ii) M/s. Melior Structural Solution Pvt Ltd | as Structural Consultant |
| (iii) M/s. Proion Consultants Private Limited | as MEP Consultant |
| (iv) Mr. Yamin Ali | 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.

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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.

Table – A1

Residential Tower (01)		3B + Ground + 37 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	11.03.2026	30.03.2027
2	Total Number of Basement & Plinth	03	0%	30.03.2027	10.04.2028
3	Total Number of Podiums	NA	0%	NA	NA
4	Ground Floor	01	0%	11.04.2028	16.05.2028
5	Total Number of Slabs of Super Structure	37	0%	17.05.2028	10.08.2030
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	37	0%	03.07.2028	30.12.2030
7	Sanitary Fittings within the Flat/Premises	37	0%	06.10.2029	30.12.2030
8	Electrical Fitting within the Flat/Premises	37	0%	06.10.2029	30.12.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	37	0%	14.05.2027	30.11.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	37	0%	07.08.2029	30.11.2030
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.	37	0%	23.06.2029	30.11.2030
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.	37	0%	05.11.2030	04.01.2031

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Table – A2

Residential Tower (02)		3B + Ground + 37 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	11.03.2026	30.03.2027
2	Total Number of Basement & Plinth	03	0%	30.03.2027	10.04.2028
3	Total Number of Podiums	NA	NA	NA	NA
4	Ground Floor	01	0%	11.04.2028	16.05.2028
5	Total Number of Slabs of Super Structure	37	0%	17.05.2028	10.08.2030
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	37	0%	03.07.2028	30.12.2030
7	Sanitary Fittings within the Flat/Premises	37	0%	06.10.2029	30.12.2030
8	Electrical Fitting within the Flat/Premises	37	0%	06.10.2029	30.12.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	37	0%	14.05.2027	30.11.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	37	0%	07.08.2029	30.11.2030
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.	37	0%	23.06.2029	30.11.2030
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.	37	0%	05.11.2030	04.01.2031

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Table – A3

Commercial 01		3B + Ground			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	16.01.2027	31.05.2027
2	Total Number of Basement & Plinth	03	0%	31.05.2027	02.11.2028
3	Total Number of Podiums	NA	NA	NA	NA
4	Ground Floor	01	0%	03.11.2028	05.04.2029
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00	0%	09.05.2029	30.12.2030
7	Sanitary Fittings within the Flat/Premises	00	0%	06.10.2029	30.12.2030
8	Electrical Fitting within the Flat/Premises	00	0%	06.10.2029	30.12.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	00	0%	18.11.2028	30.11.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	00	0%	31.10.2029	30.11.2030
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.	00	0%	23.06.2029	30.11.2030
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.	00	0%	05.11.2030	04.01.2031

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Table – A4

Commercial 02		3B + Ground			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	16.01.2027	31.05.2027
2	Total Number of Basement & Plinth	03	0%	31.05.2027	02.11.2028
3	Total Number of Podiums	NA	NA	NA	NA
4	Ground Floor	01	0%	03.11.2028	05.04.2029
5	Total Number of Slabs of Super Structure	00	0%	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00	0%	09.05.2029	30.12.2030
7	Sanitary Fittings within the Flat/Premises	00	0%	06.10.2029	30.12.2030
8	Electrical Fitting within the Flat/Premises	00	0%	06.10.2029	30.12.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	00	0%	18.11.2028	30.11.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	00	0%	31.10.2029	30.11.2030
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.	00	0%	23.06.2029	30.11.2030
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.	00	0%	05.11.2030	04.01.2031

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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%	25.01.2030	30.11.2030
2	Water Supply/Drinking Water Facilities	0%	11.11.2029	31.10.2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	16.11.2029	05.11.2030
4	Storm Water Drain	0%	26.11.2029	15.11.2030
5	Landscaping & Tree Planting	0%	24.02.2030	30.11.2030
6	Street Lighting	0%	25.05.2030	15.11.2030
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	12.10.2029	31.10.2030
9	Solid Waste Management & Disposal	0%	16.11.2029	05.11.2030
10	Water Conservation, Rainwater Harvesting	0%	11.12.2029	16.10.2030
11	Energy Management/Use of Renewable Energy	0%	25.05.2030	15.11.2030
12	Fire Protection and Fire Safety Requirements	0%	26.11.2029	30.11.2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	16.12.2029	31.10.2030
14	Receiving Station	0%	16.03.2030	16.10.2030
15	Plan of Development Works	0%	26.11.2029	25.05.2030
16	Emergency Evacuation Services	0%	09.02.2030	31.10.2030
17	Common Facilities in Basement	0%	06.11.2029	30.11.2030
18	Others, if any (please specify)	0%	01.12.2029	04.01.2031

Yours Faithfully

Ar. RAVIRAJ JAIN**Council of Architecture No. CA/2024/170151**

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