

Form-REG-1

ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 24-09-2025

Information as on 12-08-2025

Subject: Certificate of Percentage of work done for the Project "Royal Estate Phase 2" (RERA Registration No. A/F) situated in Village - Nawada Indepur and Azizganj, Tehsil- Sadar, Development Authority - Viniyamt Kshetra, District - Shahjahanpur, admeasuring 12107.6 sq. meter, being developed by SPKN Developers.

I, Anupam Saxena (Anupam Architect & Interior Designers), have undertaken assignment as Architect for certifying Percentage of work done for the Project "Royal Estate Phase 2" (RERA Registration No. A/F) situated on Part of Khasra no. 3, 4, 9, 695, 696, 721 demarcated by its boundaries : 27.857252, 79.897154 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Nawada Indepur and Azizganj, Tehsil- Sadar, Development Authority - Viniyamt Kshetra, District - Shahjahanpur, admeasuring 12107.6 sq. meter, being developed by SPKN Developers.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri Anupam Saxena (Anupam Architect & Interior Designers) as Architect
- (ii) Shri Brajpal Singh as Structural Consultant
- (iii) Shri Amit Kumar Saxena as MEP Consultant
- (iv) Shri Shahrukh Azeem Khan 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.

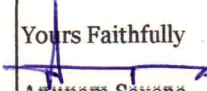
Table - A

Building/Wing/ Block /Tower Number or Name		NA			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation				
2	Total Number of Basement and Plinth				
3	Total Number of Podiums				
4	Stilt Floor				
5	Total Number of Slabs of Super Structure				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	NA
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.	
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.	

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%	01/12/2025	31/12/2027
2	Water Supply/Drinking Water Facilities	0%	01/12/2025	30/09/2027
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01/12/2025	31/01/2027
4	Storm Water Drain	0%	01/12/2025	31/01/2027
5	Landscaping & Tree Planting	0%	01/01/2028	08/12/2029
6	Street Lighting	0%	01/12/2025	31/12/2027
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	NA	NA	NA
9	Solid Waste Management & Disposal	0%	01/03/2027	30/09/2027
10	Water Conservation, Rainwater Harvesting	NA	NA	NA
11	Energy Management/Use of Renewable Energy	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	NA	NA	NA
13	Electrical Sub Station, Control Panel & Meter Room	0%	01/12/2025	31/12/2027
14	Receiving Station	NA	NA	NA
15	Plan of Development Works	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA
17	Common Facilities in Basement	NA	NA	NA
18	Others, (Demarcation, Boundary wall, Sand Filling Etc.)	7%	01/07/2025	31/03/2026

Yours Faithfully


Anupam Saxena
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