

CHAITANYA VATS

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: +91-9871278910

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)

No. AC-26/0178

Date: 23.04.2026

Information as on 31.03.2026

Subject: Certificate of Percentage of work done for Residential Project Flora Homez, having 1 No. of Tower (Tower-S2) of the RERA Registration No. [Applied for], situated on Plot no. GH-02, NH-24, Village Shahpur, Bamheta, Ghaziabad, Competent/Development Authority - Ghaziabad Development Authority (GDA) admeasuring 3,542.00 Sq. Mtrs. area being developed by AKJ Realtech Pvt. Ltd., Promoter ID: UPRERAPRM465222.

I, Chaitanya Vats have undertaken assignment as Architect for certifying Percentage of work done for Residential Project Flora Homez, having 1 No. of Tower (Tower-S2) of the RERA Registration No. [Applied for], situated on Plot no. GH-02, NH-24, Village Shahpur, Bamheta, Ghaziabad, Competent/Development Authority - Ghaziabad Development Authority (GDA) admeasuring 3,542.00 Sq. Mtrs. area being developed by AKJ Realtech Pvt. Ltd., Promoter ID: UPRERAPRM465222.

1. Following technical professionals are appointed by Promoter-

- | | |
|---|--------------------------|
| (i) Space Designers International | as Architect |
| (ii) YG Consulting & Engineers LLP | as Structural Consultant |
| (iii) PKV Consulting Engineers (P) Ltd. | as MEP Consultant |
| (iv) Mohd. Asif | 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.

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Table – A

Tower-S2		2B+S+22 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	Completed	Completed
2	Total Number of Basement & Plinth	2	100%	Completed	Completed
3	Total Number of Podium	NA	NA	NA	NA
4	Stilt Floor	1	100%	Completed	Completed
5	Total Number of Slabs of Super Structure	22	7%	01.07.2026	31.11.2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	22	0%	01.01.2028	31.12.2030
7	Sanitary Fittings within the Flat/Premises	22	0%	01.03.2028	31.03.2030
8	Electrical Fitting within the Flat/Premises	22	0%	01.03.2028	31.03.2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	22	0%	31.07.2026	30.08.2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	22	0%	01.01.2030	31.12.2030
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.	22	0%	01.12.2029	31.12.2030
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.	22	0%	01.01.2030	31.12.2030

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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%	01.01.2030	30.06.2030
2	Water Supply/Drinking Water Facilities	0%	01.02.2026	31.03.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01.01.2029	31.12.2029
4	Storm Water Drain	0%	01.03.2029	01.01.2030
5	Landscaping & Tree Planting	0%	01.10.2030	31.12.2030
6	Street Lighting	0%	01.01.2030	30.10.2030
7	Community Buildings	0%	31.04.2029	30.10.2030
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	31.01.2030	30.12.2030
9	Solid Waste Management & Disposal	NA	NA	NA
10	Water Conservation, Rainwater Harvesting	0%	31.11.2029	31.12.2030
11	Energy Management/Use of Renewable Energy	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	0%	01.01.2030	31.12.2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	01.01.2030	31.10.2030
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	0%	31.01.2030	31.12.2030
18	Others, if any (please specify)	NA	NA	NA

Yours Faithfully

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Council of Architecture No. CA/2012/55185

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