

DFI ARCHITECTS PRIVATE LIMITED

Form-REG-1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and

No.....001

Date: 22.02.2026

Information as on 22.02.2026

Subject: Certificate of Percentage of work done for the Project OYSTER WALK and applied for RERA Registration No. (Applied for) for Acquisition and Development of land and/or Construction of 5 Towers situated on Plot No. GH-2C OAKWOOD ENCLAVE, SECTOR-1, WAVE CITY demarcated by its boundaries 28'39'54.6"N to the North, 77'29'53.3"E to the East WAVE CITY Tehsil GHAZIABAD, Competent Authority/Development Authority GHAZIABAD DEVELOPMENT AUTHORITY, PIN-201002, admeasuring 23649.85 sq. meter area, being developed by SRSD INFRASTRUCTURE VENTURE LLP and Promotor ID UPRERAPRM445932.

I Anuj Prabhakar (DFI Architects) have undertaken assignment as Architect for certifying Percentage of work done for the project Oyster walk, situate on the Khasra No/ Plot no GH-2C Sector-1,OAKWOOD ENCLAVE,Wave City, District - GHAZIABAD, State - Uttar pradesh, PIN - 201002 admeasuring 23649.85 sq. meter area sq.mts area being developed by M/S SRSD Infrastructure venture LLP and Promotor ID UPRERAPRM445932.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri Anuj Prabhakar as Licensed Architect
- (ii) Shri Ajay Gupta as Structural Consultant
- (iii) Shri Anand Havelia as MEP Consultant
- (iv) Shri Ram Avtar Yadav 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		05 Nos Towers (554 nos Flats)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	5	0%	10-03-2026	30-09-2026
2	Total Number of Basement and Plinth	5	0%	24-05-2026	15-12-2029
3	Total Number of Podiums	0	0%	NA	NA
4	Stilt Floor	5	0%	25-08-2026	18-03-2030
5	Total Number of Slabs of Super Structure	167	0%	26-11-2026	12-06-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	554	0%	27-02-2027	20-09-2030
7	Sanitary Fittings within the Flat/Premises,	554	0%	01-09-2027	22-12-2030
8	Electrical Fitting within the Flat/Premises	554	0%	01-09-2027	22-12-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	18	0%	09-12-2028	31-12-2030

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	554	0%	25-08-2026	22-12-2030
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.	18	0%	05-03-2028	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.	--	0%	25-08-2026	20-01-2031

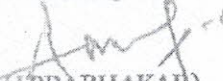
(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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%	03-12-2027	20-01-2031
2	Water Supply/Drinking Water Facilities	0%	26-11-2026	20-01-2031
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	31-05-2027	12-06-2029
4	Storm Water Drain	0%	03-12-2027	13-09-2029
5	Landscaping & Tree Planting	0%	07-09-2028	20-01-2031
6	Street Lighting	0%	09-12-2028	22-12-2030
7	Community Buildings	0%	26-11-2026	22-12-2030
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	12-03-2029	18-03-2030
9	Solid Waste Management & Disposal	0%	13-06-2029	20-09-2030
10	Water Conservation, Rainwater Harvesting	0%	06-06-2028	20-01-2031
11	Energy Management/Use of Renewable Energy	0%	14-09-2029	20-01-2031
12	Fire Protection and Fire Safety Requirements	0%	01-09-2027	18-03-2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	16-12-2029	20-01-2031
14	Receiving Station	0%	--	--
15	Plan of Development Works	0%	--	--
16	Emergency Evacuation Services	0%	13-06-2029	20-01-2031
17	Common Facilities in Basement	0%	01-09-2027	15-12-2029
18	Others, if any (please specify)	0%	26-11-2026	20-01-2031

Yours Faithfully


(ANUJ PRABHAKAR)

Signature & Name (IN BLOCK LETTERS) of Architect
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