

# Space Designers International

ARCHITECTS, PLANNERS, LANDSCAPE & INTERIORS

B-34, Sector-67, NOIDA-201301

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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.1

Date: 17/02/2026

Information as on 17/02/2026

**Subject: Certificate of Percentage of work done for the Project "The Hive", Project Registration No-Applied For, situated in Sector-L, Anand Vihar, Tehsil Hapur, Competent / Development Authority - Hapur Development Authority, District- Hapur, PIN- 245101, admeasuring 10,850 sq.mts. area being developed by Modulux Elite Build LLP with Promoter Id UPRERAPRM437649.**

I/We Space Design International have undertaken assignment as Architect for certifying Percentage of work done for the project The Hive, situated on the Sector-L of village- Anand Vihar, Tehsil- Hapur, competent/ development authority-Hapur Development Authority, District-Hapur, PIN-245101, admeasuring 10,850 sq.mts area being developed by Modulux Elite Build LLP with Promoter Id UPRERAPRM437649.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s Space Design International as Licensed Surveyor / Architect
- (ii) M/s NNC Design International as Structural Consultant
- (iii) M/s Maverick Engineering Consultants (P) Ltd as MEP Consultant
- (iv) Shri K C sharma as Site Supervisor

2-Based on Site Inspection, with respect to each of the Building 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 Building 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 building which are common to overall project is detailed in the Table-B.

**Table - A**

### Commercial Building

S.No	Task / Activity	% Work Done	Activity Start Date	Activity End Date
1	01 Number of Excavation	0%	1-Apr-26	1-Jul-26
2	01 Number of Basement & Plinth	0%	2-Jul-26	31-Jan-27
3	0 Number of Podiums	NA		
4	0 Stilt Floor	NA		
5	05 Number of Slabs of Super Structure	0%	1-Feb-27	1-Nov-28
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%	10-Oct-27	1-Jun-29
7	Sanitary Fittings within the Flat/Premises	0%	1-Oct-29	1-Oct-30
8	Electrical Fittings within the Flat/Premises	0%	1-Nov-29	1-Nov-30

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0%	1-Feb-27	1-Nov-28
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/Tower, Overhead and Underground Water Tanks	0%	1-Feb-28	1-Mar-29
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.	0%	1-Oct-28	1-Dec-29
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%	30-Jul-30	

**(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%	1-Jan-28	1-Jan-29
2	Water Supply/Drinking Water Facilities	0%	1-Oct-28	1-Oct-29
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	1-Oct-28	1-Aug-29
4	Storm Water Drain	0%	1-Oct-28	1-Dec-29
5	Landscaping & Tree Planting	0%	1-Apr-29	1-Apr-30
6	Street Lighting	0%	1-Oct-29	1-Oct-30
7	Community Buildings	NA	-	-
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	1-Oct-28	1-Oct-29
9	Solid Waste Management & Disposal	0%	1-Jan-29	10-Jan-30
10	Water Conservation, Rainwater Harvesting	0%	1-Jun-28	1-Jun-29
11	Energy Management/Use of Renewable Energy	0%	1-Jun-28	30-Dec-29
12	Fire Protection and Fire Safety Requirements	0%	1-Jun-28	30-Dec-29
13	Electrical Sub Station, Control Panel & Meter Room	0%	1-Oct-28	1-Oct-30
14	Receiving Station	0%	1-Oct-28	1-Oct-30
15	Plan of Development Works	0%	1-Oct-29	1-Oct-30
16	Emergency Evacuation Services	0%	1-Oct-29	1-Oct-30
17	Common Facilities in Basement	0%	1-Oct-29	1-Oct-30
18	Others, if any (Site Mobilisation)	74%	15-Oct-25	30-Mar-26

Yours Faithfully  
Ar.VISHAL MITTAL

Signature & Name of Architect  
License no. CA/1998/23185

