

Form-REG-1

ARCHITECT'S CERTIFICATE

No.-308_2025

Date:

29-11-2025

Information as on 29-11-2025

Subject: Certificate of Percentage work done for the Project "VVIP YAMUNA" Project Registration No.- TO BE APPLIED situate in Plot No. GH-01B/2, Sector-22D, Yamuna Expressway Industrial development Authority (YEIDA), Tehsil Gautam Buddha Nagar, Development Authority Yamuna Expressway Industrial development Authority (YEIDA) District Gautam Buddha Nagar PIN 201310 admeasuring 20235 sq.mts. area being developed by VVIP INFRAHOME PRIVATE LIMITED [Promoter Id-UPRERAPRM418483]

I AR. NITIN BHATIA have undertaken assignment as Architect for certifying Percentage of work done for the project "VVIP YAMUNA" Project Registration No.- TO BE APPLIED situate in Plot No. GH-01B/2, Sector-22D, Yamuna Expressway Industrial development Authority (YEIDA), Tehsil Gautam Buddha Nagar, Development Authority Yamuna Expressway Industrial development Authority (YEIDA) District Gautam Buddha Nagar PIN 201310 admeasuring 20235 sq.mts. area being developed by VVIP INFRAHOME PRIVATE LIMITED [Promoter Id-UPRERAPRM418483]

1. Following technical professionals are appointed by Promoter consulted by me for verification /for certification of the cost: -

- (i) M/s Space Designers International as Architect
- (ii) Shri VD Sharma of Optimum Design (P) Limited as Structural Consultant
- (iii) M/s Cespl Consultants Pvt. Ltd. as MEP Consultant
- (iv) Shri C.P. Gupta 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 Tables A1, A2, A3, A4, A5, A6 & A7.
- 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

Building/Wing/ Block /Tower Number or Name		TOWER A			
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	23-06-2027	24-08-2027
2	Total Number of Basement and Plinth	1	0%	25-08-2027	03-01-2028
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt / Podium Floor	1	0%	04-01-2028	11-02-2028
5	Total Number of Slabs of Super Structure	24	0%	12-02-2028	10-01-2030
6	Internall walls, Internalll Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	14-06-2028	30-10-2030
7	Sanitary Fittings within the Flat/ Premises,		0%	14-06-2028	30-10-2030
8	Electrical Fitting within the Flat/ Premises		0%	14-06-2028	30-10-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	14-06-2028	30-10-2030



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10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks		0%	14-06-2028	30-10-2030
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	14-06-2028	30-10-2030
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%	10-01-2026	30-10-2030

TABLE-A2					
Building/Wing/ Block /Tower Number or Name		TOWER B			
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	23-06-2027	24-08-2027
2	Total Number of Basement and Plinth	1	0%	25-08-2027	03-01-2028
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt / Podium Floor	1	0%	04-01-2028	11-02-2028
5	Total Number of Slabs of Super Structure	24	0%	12-02-2028	10-01-2030
6	Internal walls, Internall Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	14-06-2028	30-10-2030
7	Sanitary Fittings within the Flat/ Premises,		0%	14-06-2028	30-10-2030
8	Electrical Fitting within the Flat/ Premises		0%	14-06-2028	30-10-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	14-06-2028	30-10-2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks		0%	14-06-2028	30-10-2030
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	14-06-2028	30-10-2030
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%	10-01-2026	30-10-2030

TABLE-A3					
Building/Wing/ Block /Tower Number or Name		TOWER C			
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	10-01-2026	10-03-2026
2	Total Number of Basement and Plinth	1	0%	11-03-2026	15-06-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt / Podium Floor	1	0%	16-06-2026	25-07-2026

5	Total Number of Slabs of Super Structure	24	0%	26-07-2026	11-07-2028
6	Internal walls, Internall Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	30-12-2026	31-05-2029
7	Sanitary Fittings within the Flat/ Premises,		0%	30-12-2026	31-05-2029
8	Electrical Fitting within the Flat/ Premises		0%	30-12-2026	31-05-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	30-12-2026	31-05-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks		0%	30-12-2026	31-05-2029
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	30-12-2026	31-05-2029
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%	10-01-2026	30-10-2030

TABLE-A4					
Building/Wing/ Block /Tower Number or Name		TOWER D			
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	10-01-2026	10-03-2026
2	Total Number of Basement and Plinth	1	0%	11-03-2026	15-06-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt / Podium Floor	1	0%	16-06-2026	25-07-2026
5	Total Number of Slabs of Super Structure	24	0%	26-07-2026	11-07-2028
6	Internal walls, Internall Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	30-12-2026	31-05-2029
7	Sanitary Fittings within the Flat/ Premises,		0%	30-12-2026	31-05-2029
8	Electrical Fitting within the Flat/ Premises		0%	30-12-2026	31-05-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	30-12-2026	31-05-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks		0%	30-12-2026	31-05-2029
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	30-12-2026	31-05-2029
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%	10-01-2026	30-10-2030

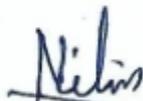
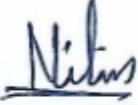

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TABLE-A5					
Building/Wing/ Block /Tower Number or Name			TOWER E		
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	10-01-2026	10-03-2026
2	Total Number of Basement and Plinth	1	0%	11-03-2026	15-06-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt / Podium Floor	1	0%	16-06-2026	25-07-2026
5	Total Number of Slabs of Super Structure	25	0%	26-07-2026	11-07-2028
6	Internal walls, Internall Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	30-12-2026	31-05-2029
7	Sanitary Fittings within the Flat/ Premises,		0%	30-12-2026	31-05-2029
8	Electrical Fitting within the Flat/ Premises		0%	30-12-2026	31-05-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	30-12-2026	31-05-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks		0%	30-12-2026	31-05-2029
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	30-12-2026	31-05-2029
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%	10-01-2026	30-10-2030

TABLE-A7					
Building/Wing/ Block /Tower Number or Name			COMMERCIAL		
Sr. No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01-10-2027	01-01-2028
2	Total Number of Basement and Plinth	NA	NA	NA	NA
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	1	0%	04-03-2028	04-04-2028
6	Internal walls, Internall Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises		0%	05-04-2028	05-08-2028
7	Sanitary Fittings within the Flat/ Premises,		0%	05-04-2028	05-08-2028
8	Electrical Fitting within the Flat/ Premises		0%	05-04-2028	05-08-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	05-04-2028	05-08-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks		0%	05-04-2028	05-08-2028
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%	05-04-2028	05-08-2028

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%	10-01-2026	30-10-2030
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TABLE-B Internall and external development works (common facilities) in respect of the entire registered project				
Sr. No.	Internall/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internall Roads & Footpaths	0%	21-06-2028	25-08-2030
2	Water Supply/Drinking Water Facilities	0%	21-06-2028	25-08-2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	21-06-2028	25-08-2030
4	Storm Water Drain	0%	21-06-2028	25-08-2030
5	Landscaping & Tree Planting	0%	21-06-2028	25-08-2030
6	Street Lighting	0%	21-06-2028	25-08-2030
7	Community Buildings	0%	21-06-2028	25-08-2030
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	21-06-2028	25-08-2030
9	Solid Waste Management & Disposal	0%	21-06-2028	25-08-2030
10	Water Conservation, Rainwater Harvesting	0%	21-06-2028	25-08-2030
11	Energy Management/Use of Renewable Energy	0%	21-06-2028	25-08-2030
12	Fire Protection and Fire Safety Requirements	0%	21-06-2028	25-08-2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	21-06-2028	25-08-2030
14	Receiving Station	0%	21-06-2028	25-08-2030
15	Plan of Development Works (Boundary wall , Gate, Guard Hut etc.)	0%	10-01-2026	25-08-2030
16	Emergency Evacuation Services	0%	04-12-2027	25-08-2030
17	Common Facilities In Basement	0%	04-12-2027	17-06-2029
18	Others, Site Mobilisation, Temporary work for Construction, Site office, Sales office, Sample Flat and other misc. works	20%	01-10-2025	09-01-2026


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