



Space Designers International
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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. SGOOrchard/0126/01

Date: 24.01.2026

Information as on 24.01.26

Subject:- Certificate of Estimates for Completion of Construction Work of the Project "SG ORCHARD" No. of building /5 Towers [UPRERA Registration Number: Applied For] situated on the Khasra no. 351 & 350M, demarcated by its boundaries 28°43'11.34", 77°26'03.03" to the North, 28°43'05.17", 77°26'06.96" to the South, 28°43'08.66", 77°26'08.93" to the East, 28°43'09.92", 77°26'01.42" to the West of Village: Bhovapur Paragana, Jalalabad, Ghaziabad Development Authority, Tehsil & District : Ghaziabad , UP, admeasuring 15626 sq. meter area, being developed by M/s SG Estates Private Limited.

I/We Space Designers International Architects have undertaken assignment as Architect for certifying Percentage of Completion Work of the Project "SG ORCHARD" situated on the Khasra No.351 & 350M Village Bhovapur Paragana Jalalabad, Tehsil & Dist: Ghaziabad, admeasuring 15626 sq. mts. area being developed by M/s S.G. Estates Pvt. Ltd.

1. Following technical professionals are appointed by Promoter: -

- (i) Space Designers International - as Architect.
- (ii) Keen Associates Private limited - as Structural Consultant.
- (iii) Consummate Engineering Services Private Limited- as MEP Consultant.
- (iv) Mr. Prem Singh Dhanda as Site Supervisor

2-Based on Site Inspection date 24/01/2026, with respect to each of the Buildings /Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) on the date of this certificate, the Percentage of Work done for each of the Buildings/Towers of the Real Estate Project as registered vide number [Applied For] under UPRERA is as per Table-A1/A2/A3/A4/A5.

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

TOWER 1

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-01-28	30-03-28
2	Total Number of Basement and Plinth	2	0	01-04-28	30-10-28
3	Total Number of Podiums	1	0	01-11-28	30-12-28
4	Stilt Floor (Same as Podium)		0	01-11-28	30-12-28
5	Total Number of Slabs of Super Structure	24	0	01-01-29	30-01-30
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	01-07-29	30-12-30
7	Sanitary Fittings within the Flat/Premises,		0	01-07-30	30-12-30
8	Electrical Fitting within the Flat/Premises		0	01-01-30	30-12-30
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-01-30	30-12-30
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	01-01-30	30-12-30
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	01-01-30	30-12-30
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	01-07-30	03-01-31

Table - A2

TOWER 2

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
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1	Excavation		0	01-07-27	30-09-27
2	Total Number of Basement and Plinth	2	0	01-10-27	30-04-28
3	Total Number of Podiums	1	0	01-05-28	30-06-28
4	Stilt Floor (Same as Podium)		0	01-05-28	30-06-28
5	Total Number of Slabs of Super Structure	24	0	01-07-28	30-07-29
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	01-01-29	30-12-30
7	Sanitary Fittings within the Flat/Premises,		0	01-07-30	30-12-30
8	Electrical Fitting within the Flat/Premises		0	01-01-30	30-12-30
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-01-30	30-12-30
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	01-04-30	30-12-30
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	01-01-30	30-12-30
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	01-07-30	30-12-30

Table - A3

TOWER 3

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-04-26	30-06-26
2	Total Number of Basement and Plinth	2	0	01-07-26	30-01-27
3	Total Number of Podiums	1	0	01-02-27	30-03-27
4	Stilt (same as podium)		0	01-02-27	30-03-27





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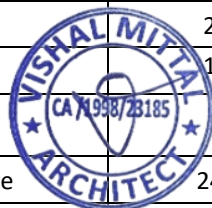
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5	Total Number of Slabs of Super Structure	24	0	01-04-27	30-04-28
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	01-08-27	30-03-30
7	Sanitary Fittings within the Flat/Premises,		0	01-04-29	30-03-30
8	Electrical Fitting within the Flat/Premises		0	01-04-29	30-03-30
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-04-29	30-03-30
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	01-04-29	30-03-30
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	01-04-29	30-03-30
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	01-04-29	30-06-30

Table - A4

TOWER 4

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-10-26	30-12-26
2	Total Number of Basement and Plinth	2	0	01-01-27	30-07-27
3	Total Number of Podiums	1	0	01-08-27	30-09-27
4	Stilt Floor (same as podium)		0	01-08-27	30-09-27
5	Total Number of Slabs of Super Structure	24	0	01-10-27	30-10-28
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	01-04-28	30-09-30





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7	Sanitary Fittings within the Flat/Premises,		0	01-04-30	30-09-30
8	Electrical Fitting within the Flat/Premises		0	01-10-29	30-09-30
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-10-29	30-09-30
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	01-10-29	30-09-30
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	01-10-29	30-09-30
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	01-10-29	30-10-30

Table - A5

TOWER 5

S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-07-26	30-09-26
2	Total Number of Basement and Plinth	2	0	01-10-26	30-04-27
3	Total Number of Podiums	1	0	01-05-27	30-06-27
4	Stilt Floor (same as podium)		0	01-05-27	30-06-27
5	Total Number of Slabs of Super Structure	24	0	01-07-27	30-09-28
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			03-01-28	30-06-30
7	Sanitary Fittings within the Flat/Premises,			01-01-30	30-06-30
8	Electrical Fitting within the Flat/Premises		0	01-07-29	30-06-30





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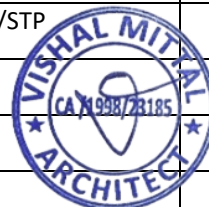
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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-07-29	30-06-30
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	01-07-29	30-06-30
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	01-07-29	30-06-30
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	01-01-30	30-06-30

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	01-10-29	30-12-30
2	Water Supply/Drinking Water Facilities	0	01-10-29	30-10-30
3	Sewerage (chamber, lines, Septic Tank, STP)	0	01-07-29	30-09-30
4	Storm Water Drain	0	01-07-29	30-09-30
5	Landscaping & Tree Planting	0	01-10-29	03-01-31
6	Street Lighting	0	01-01-30	30-11-30
7	Community Buildings	0	01-01-30	30-11-30
8	Treatment & Disposal of Sewage and Sullage water /STP	0	01-01-30	30-12-30
9	Solid Waste Management & Disposal	0	01-02-30	30-12-30
10	Water Conservation, Rainwater Harvesting	0	01-11-29	31-10-30
11	Energy Management/Use of Renewable Energy	0	08-01-30	30-11-30
12	Fire Protection and Fire Safety Requirements	0	01-10-29	30-11-30





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13	Electrical Sub Station, Control Panel & Meter Room	0	01-01-30	30-11-30
14	Receiving Station	0	01-02-30	03-01-31
15	Plan of Development Works	0	01-02-30	03-01-31
16	Emergency Evacuation Services	0	01-02-30	03-01-31
17	Common Facilities in Basement	0	01-02-30	03-01-31
18	Others, if any (please specify)	0	01-02-30	03-01-31

Yours Faithfully

AR. VISHAL MITTAL

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