

Star Arc Design Private Limited

ARCHITECT'S CERTIFICATE (On Letter Head)		Form-REG-1			
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
No.....		Date: 03.04.26			
Information as on - 03.04.26					
Subject: Certificate of Amount Incurred for Construction and Development of the Project Stellar 1422 Phase II (UPRERA New Registration, having Tower-A) situate in Plot no. 02, Sector 142, Noida, Competent / Development Authority New Okhla Industrial Development Authority, District Gautam Budha Nagar PIN 201301 admeasuring 10142 sq.mts. area being developed by [M/s CIA Softech Private Limited]					
I/We _Sameer Balgotra_ have undertaken assignment as Architect for certifying Percentage of work done for the project Stellar 1422 Phase II, (UPRERA New Registration, having Tower-A) situate on the Khasra No/ Plot no 02, Sector 142, Noida Competent/ Development Authority New Okhla Industrial Development Authority, District Gautam Budha Nagar PIN 201301 admeasuring _10142 sq.mts area being developed by (CIA Softech Private Limited)					
1. Following technical professionals are appointed by Promoter: -					
(i) M/s/Shri/Smt _Mr. Sameer Balgotra_ as Licensed Architect					
(ii) M/s/Shri/Smt _Mr. Sanjeev Sharma of M/s Melior Structural Solutions Pvt. Ltd._ as Structural Consultant					
(iii) M/s/Shri/Smt _Mr. Gireesh Mishra of M/s Saviram Engineering Consultant Pvt. Ltd._ as MEP Consultant					
(iv) M/s/Shri/Smt _Mr. Devesh Kumar_ 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		TOWER A			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation				
2	Total Number of Basement and Plinth	N/A	0	N/A	
3	Total Number of Podiums	1	0	1-Jun-26	30-Jun-26
4	Stilt Floor	1	0	1-Jun-26	30-Jun-26
5	Total Number of Slabs of Super Structure	10	0	26-Jun-26	20-Jan-27
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	1-Sep-26	15-Jun-27
7	Sanitary Fittings within the Flat/Premises,		0	1-Sep-26	15-Jun-27
8	Electrical Fitting within the Flat/Premises		0	1-Sep-26	15-Jun-27
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	1-Sep-26	15-Jun-27
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-Sep-26	31-Mar-27
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-Sep-26	31-Aug-27
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	1-Aug-27	31-Aug-27
(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.....)					


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 (ARCHITECT)
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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	N/A		
2	Water Supply/Drinking Water Facilities	N/A		
3	Sewerage (chamber, lines, Septic Tank, STP)	N/A		
4	Storm Water Drain	N/A		
5	Landscaping & Tree Planting	N/A		
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment & Disposal of Sewage and Sullage water /STP	N/A		
9	Solid Waste Management & Disposal	N/A		
10	Water Conservation, Rainwater Harvesting	N/A		
11	Energy Management/Use of Renewable Energy	N/A		
12	Fire Protection and Fire Safety Requirements	N/A		
13	Electrical Sub Station, Control Panel & Meter Room	N/A		
14	Receiving Station	N/A		
15	Plan of Development Works	N/A		
16	Emergency Evacuation Services	N/A		
17	Common Facilities in Basement	N/A		
18	Others, if any (please specify)	N/A		

Yours Faithfully

SAMEER BALGOTRA
(ARCHITECT)
REGN. NO. CA/2018/91953

Signature of Architect
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