



Dot Studio

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Form- REG-1

ARCHITECTS'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. SLPL/RERA/5A/AC/01

Date: 19/02/2026

Information as on:

Subject: Certificate of Percentage of work done for the Project ACE TECH [Project Registrations No], at Plot No. 5A, Sector-Techzone, Greater Noida, G.B. Nagar, U.P. situate in Village / Sector -Techzone Tehsil Dadri Competent / Development Authority GNIDA District GAUTAM BUDHA NAGAR PIN 201310 admeasuring 48,567 sq.mts. area being developed by M/S. STAR LANDCRAFT PVT. LTD. [UPRERAPRM140560].

I/We Vineet Jain have undertaken assignment as Architect for certifying the work done for the project ProjectACE TECH [Project Registrations No] at Plot No. 5A, Sector-Techzone, Greater Noida, G.B. Nagar, U.P. situate in Village / Sector -Techzone Tehsil Dadri Competent / Development Authority GNIDA District GAUTAM BUDHA NAGAR PIN 201310 admeasuring 48,567 sq.mts. area being developed by M/S. STAR LANDCRAFT PVT. LTD. [UPRERAPRM140560].

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

- (i) M/s/Shri/Smt Vineet Jain as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt V.D. Sharma as Structural Consultant
- (iii) M/s/Shri/Smt Anand Havelia as MEP consultant
- (iv) M/s/Shri/Smt Ajay Kumar Jain as Project Engineer

2. Based on Site Inspection, with respect to each of the Plotted Development/ Building(s)/ Wing(s)/ Block(s)/ Tower(s) of the aforesaid Real Estate Project, I certify as follows-

2.1). As on the date of this certificate, the percentage of the work done for each of the Plotted Development/ Building(s)/ Wing(s)/ Block(s)/ Tower(s) of the Real Estate Project is as per Table-A.

2.2). As on the date of thi scertificate, the percentage of the work done executed wth respect to each of the activies pertaining to plloted development and/ or buildings which are common to overall project is detailed in the Table- B

Table - A1

Tower-01					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation			16-05-2026	30-06-2026
2	Total Number of Basement and Plinth			01-07-2026	20-09-2026
3	Total Number of Podiums	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure			06-10-2026	30-06-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-07-2027	30-06-2030
7	Sanitary Fittings within the Flat/Premises,			01-01-2030	31-08-2030
8	Electrical Fitting within the Flat/Premises			01-10-2026	30-06-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			06-10-2026	30-06-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-01-2029	31-07-2030
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.			01-01-2029	30-06-2030
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.			01-10-2028	03-09-2030

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Table - A2

Tower-02 + MLCP					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation			15-08-2026	30-09-2026
2	Total Number of Basement and Plinth			08-10-2026	31-12-2026
3	Total Number of Podiums	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure			13-01-2027	30-09-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-09-2027	30-06-2030
7	Sanitary Fittings within the Flat/Premises,			01-10-2029	30-06-2030
8	Electrical Fitting within the Flat/Premises			08-12-2026	30-06-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			13-01-2027	30-09-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-01-2029	31-07-2030
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.			01-01-2029	30-06-2030
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.			01-10-2028	31-08-2030

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Table - A3

Commercial-A					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation			01-04-2027	30-06-2027
2	Total Number of Basement and Plinth			01-07-2027	31-03-2028
3	Total Number of Podiums	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure			01-03-2028	30-09-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-06-2028	30-06-2030
7	Sanitary Fittings within the Flat/Premises,			01-01-2030	31-08-2030
8	Electrical Fitting within the Flat/Premises			01-01-2028	30-08-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-03-2028	30-09-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-01-2029	31-08-2030
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.			01-07-2029	30-06-2030
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.			08-07-2028	31-08-2030

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Table - A4

Commercial-B					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation			01-04-2027	15-05-2027
2	Total Number of Basement and Plinth			16-05-2027	30-09-2027
3	Total Number of Podiums	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure			01-11-2027	31-03-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-03-2028	30-06-2030
7	Sanitary Fittings within the Flat/Premises,			01-01-2030	30-06-2030
8	Electrical Fitting within the Flat/Premises			01-07-2028	30-06-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-11-2027	31-03-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-07-2029	30-09-2030
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.			01-07-2029	30-06-2030
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.			01-07-2029	31-08-2030

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Table - A5

NTA					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation			16-05-2026	30-06-2027
2	Total Number of Basement and Plinth			01-07-2026	31-03-2028
3	Total Number of Podiums	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	N/A	N/A	N/A	N/A
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-07-2027	30-06-2030
7	Sanitary Fittings within the Flat/Premises,			01-01-2030	31-08-2030
8	Electrical Fitting within the Flat/Premises			01-10-2026	30-08-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			06-10-2026	30-09-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-07-2029	30-09-2030
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.			01-01-2029	30-06-2030
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.			08-07-2028	03-09-2030

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Table - B
Internal and external development works (common facilities) in respect of the entire registered project

Internal and external development works (common facilities)					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths			01-10-2028	30-06-2030
2	Water Supply/Drinking Water Facilities			01-07-2028	31-07-2030
3	Sewerage (chamber, lines, Septic Tank, STP)			01-07-2028	30-06-2030
4	Storm Water Drain			01-07-2028	30-06-2030
5	Landscaping & Tree Planting			01-07-2029	30-08-2030
6	Street Lighting			01-07-2029	31-07-2030
7	Community Buildings	N/A			
8	Treatment & Disposal of Sewage and Sullage water /STP			01-01-2028	30-06-2030
9	Solid Waste Management & Disposal			01-01-2030	30-06-2030
10	Water Conservation, Rainwater Harvesting			01-07-2028	30-06-2030
11	Energy Management/Use of Renewable Energy			01-07-2029	30-06-2030
12	Fire Protection and Fire Safety Requirements			01-07-2027	30-06-2030
13	Electrical Sub Station, Control Panel & Meter Room			01-01-2029	30-09-2030
14	Receiving Station			01-01-2029	30-09-2030
15	Plan of Development Works			01-01-2029	30-09-2030
16	Emergency Evacuation Services			01-01-2029	30-09-2030
17	Common Facilities in Basement	N/A			
18	Others, if any (please specify)				

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect: **VINEET JAIN**

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