

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: 20/01/2026

Information as on 15th Jan 2026

Subject: Certificate of Percentage of work done for the Project Meadows Vista Phase-II situate in Khasra No/ Plot no240 Village / Sector Morta TehsilSadar Competent / Development Authority Ghaziabad Development Authority District Ghaziabad PIN 201003 admeasuring 29443.02 sq.mts. area being developed by M/s. Value Infracon India Pvt. Ltd. Phase-I (Tower- A, B, C & D) of the project has been completed which is functional and in-use. Balance part area is being completed now (Meadow Vista Phase-II Tower- E, F, G & H) for which the details are given. The land areas for Phase-I is 14780 sqm and for Phas-II is 14790 sqm as per land purchase documents.

I/We Jitendra Kumar Das have undertaken assignment as Architect for certifying Percentage of work done for the project Meadows Vista Phase-II situate on the Khasra No/ Plot no. 240 of village Morta tehsil Sadar competent/ development authority Ghaziabad Development Authority District Ghaziabad PIN 201003 admeasuring 29443.02 sq.mts area being developed by M/s. Value Infracon Pvt. Ltd. Phase-I (Tower- A, B, C & D) of the project has been completed which is functional and in-use. Balance part area is being completed now (Meadow Vista Phase-II Tower- E, F, G & H) for which the details are given. The land areas for Phase-I is 14780 sqm and for Phas-II is 14790 sqm as per land purchase documents.

1. Following technical professionals are appointed by Promoter: -

- (i) Ar Jitendra Kumar Das as Licensed Surveyor / Architect
- (ii) Er Anshul Sharma as Structural Consultant
- (iii) Er Anil Shakya (of M/s. elMech India Engineers) as MEP Consultant
- (iv) Er Manish Kumar Patel as Site Supervisor

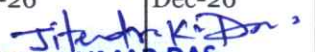
2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

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.

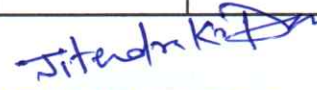
Table - A

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
Block-E					
1	Excavation		100	-	-
2	Total Number of Basement	2	80	-	-
3	Total Number of Podiums	-	-	-	-
4	Stilt Floor	-	-	-	-
5	Total Number of Slabs of Super Structure	14	92.86	Apr-26	Jun-26
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	84	46.13	Jul-26	Dec-26


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7	Sanitary Fittings within the Flat/Premises,	84	0	Jul-26	Mar-27
8	Electrical Fitting within the Flat/Premises	84	0	Jul-26	Mar-27
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	5	92.8571429	Oct-26	Mar-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		21.4285714	Apr-27	Dec-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	Dec-27	Mar-28
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	Apr-28	Sep-28
	Block-F				
1	Excavation		100	-	-
2	Total Number of Basement	2	80	-	-
3	Total Number of Podiums	-	-	-	-
4	Stilt Floor	-	-	-	-
5	Total Number of Slabs of Super Structure	14	92.8571429	Apr-26	Jun-26
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	112	46.2053571	Jul-26	Dec-26
7	Sanitary Fittings within the Flat/Premises,	112	0	Jul-26	Mar-27
8	Electrical Fitting within the Flat/Premises	112	0	Jul-26	Mar-27
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	5	92.8571429	Oct-26	Mar-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		21.875	Apr-27	Dec-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	Dec-27	Mar-28


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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	Apr-28	Sep-28
Block-G					
1	Excavation		100	-	-
2	Total Number of Basement	2	80	-	-
3	Total Number of Podiums	-	-	-	-
4	Stilt Floor	-	-	-	-
5	Total Number of Slabs of Super Structure	13	92.3076923	Jun-26	Sep-26
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	104	45.9134615	Oct-26	Mar-27
7	Sanitary Fittings within the Flat/Premises,	104	0	Oct-26	Jun-27
8	Electrical Fitting within the Flat/Premises	104	0	Oct-26	Jun-27
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	5	92.3076923	Jan-27	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		21.6346154	Jul-27	Mar-28
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	Dec-27	Mar-28
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	Apr-28	Sep-28
Block-H					
1	Excavation		100	-	-
2	Total Number of Basement	2	80	-	-
3	Total Number of Podiums	-	-	-	-
4	Stilt Floor	-	-	-	-
5	Total Number of Slabs of Super Structure	12	91.6666667	Jun-26	Sep-26
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	72	45.8333333	Oct-26	Mar-27
7	Sanitary Fittings within the Flat/Premises,	72		Oct-26	Jun-27


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8	Electrical Fitting within the Flat/Premises	72	0	Oct-26	Jun-27
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	5	91.6666667	Jan-27	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		22.9166667	Jul-27	Mar-28
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	Dec-27	Mar-28
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	Apr-28	Sep-28

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	Oct-27	Sep-28
2	Water Supply/Drinking Water Facilities	0	Jan-28	Sep-28
3	Sewerage (chamber, lines, Septic Tank, STP)	0	Jan-28	Sep-28
4	Storm Water Drain	0	Jan-28	Sep-28
5	Landscaping & Tree Planting	0	Jul-28	Dec-28
6	Street Lighting	0	Jul-28	Dec-28
7	Community Buildings	0	Jan-28	Dec-28
8	Treatment & Disposal of Sewage and Sullage water /STP	0	Jan-28	Sep-28
9	Solid Waste Management & Disposal	0	Jan-28	Sep-28
10	Water Conservation, Rainwater Harvesting	0	Jan-28	Sep-28
11	Energy Management/Use of Renewable Energy	0	Jan-28	Sep-28
12	Fire Protection and Fire Safety Requirements	0	Jan-28	Sep-28
13	Electrical Sub Station, Control Panel & Meter Room	0	Jan-28	Sep-28
14	Non-Tower Basement Area for Parking	15.00%	Sep-26	Jun-27
15	Guard Room	0	Jan-28	Dec-28
16	Commercial Buildings	0	Apr-27	Sep-28

Yours Faithfully


JITENDRA KUMAR DAS
Architect

Signature & Name (JITENDRA KUMAR DAS) of Architect

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