

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.....

Date: 27.01.2026

Information as on 25.11.2025

Subject: Certificate of Percentage of work done for the Project ROYALE VILLAS , U.P.RERA Project Registration_No BEING APPLIED situated at KHASRA NO.- 155,156,157(PART) SITUATED AT MAUZA-CHAMAROLI, DISTT-AGRA Under Agra Development Authority , District Agra, PIN 282004, admeasuring 13631.86 sq.mts. area being developed by VATIKA BUILDCON PVT.LTD. and [Promoter Id- UPRERAPRM422508

I/We Shashank Garg have undertaken assignment as Architect for certifying Project ROYALE VILLAS , U.P.RERA Project Registration_No BEING APPLIED situated at KHASRA NO.- 155,156,157(PART) SITUATED AT MAUZA-CHAMAROLI, DISTT-AGRA Under Agra Development Authority , District Agra, PIN 282004, admeasuring 13631.86 sq.mts. area being developed by VATIKA BUILDCON PVT.LTD. and [Promoter Id- UPRERAPRM422508

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt Shashank Garg as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt M C Garg as Structural Consultant
- (iii) M/s/Shri/Smt Shashank Garg as MEP Consultant
- (iv) M/s/Shrit /Smt Ragvendra Upadhyay 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- Villas

Table - A- Villas					
Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0	01.12.2025	31.12.2026
2	Total Number of Basement and Plinth	N.A	N.A	N.A	N.A
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-Villas	-	0	01.04.2026	31.12.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	N.A	01.07.2026	31.03.2029
7	Sanitary Fittings within the Flat/Premises,	-	N.A	01.07.2026	31.03.2029
8	Electrical Fitting within the Flat/Premises	-	N.A	01.07.2026	31.03.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts-Included in Sr. No. 5	N.A	N.A	N.A	N.A

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	01.01.2027	30.06.2029
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.	N.A	N.A	N.A	N.A	N.A
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.	N.A	N.A	N.A	N.A	N.A

(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.....)

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	01.12.2025	31.12.2027
2	Water Supply/Drinking Water Facilities	0	01.01.2026	31.12.2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0	01.04.2026	30.06.2028
4	Storm Water Drain	0	01.4.2026	30.06.2028
5	Landscaping & Tree Planting	0	01.01.2027	31.12.2028
6	Street Lighting	0	01.01.2027	31.12.2028
7	Community Buildings-	N.A	N.A	N.A
8	Treatment & Disposal of Sewage and Sullage water (Sewer Line by Nagar Nigam)	N.A	N.A	N.A
9	Solid Waste Management & Disposal	0	01.01.2027	31.12.2028
10	Water Conservation, Rainwater Harvesting	0	01.01.2027	30.06.2027
11	Energy Management/Use of Renewable Energy	N.A	N.A	N.A
12	Fire Protection and Fire Safety Requirements	N.A	N.A	N.A
13	Electrical Sub Station, Control Panel & Meter Room- Provided in the previously registred part of the project by Name " Guru	0	01.01.2027	31.12.2028
14	Receiving Station	N.A	N.A	N.A
15	Plan of Development Works	0	01.01.2027	31.12.2028
16	Emergency Evacuation Services	N.A	N.A	N.A
17	Common Facilities in Basement	N.A	N.A	N.A
18	Others, if any Miscellaneous Works	0	01.01.2028	27.10.2030

Yours Faithfully

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