

VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

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FORM-REGN 01

ARCHITECT'S CERTIFICATE

To be submitted at the time of Registration of New Project and for withdrawal of Money from Designated Account

No. FL-P4/01

Date: 3/9/2024

Subject: Certificate of Percentage of Completion of Construction Work of Retail shops and General aminities like UGT, Rain water tank,Podium-1 ,landscape level aat podium 2 , non tower area (LG+G+2)development and open theater, of recreation area of the Project The Flagship Phase 4, situated on a land admeasuring 23767.45 sq. mtrs out of total plot area admeasuring 45,202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, demarcated by its boundaries 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N, 77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E of Development Authority- New Okhla Industrial Development Authority(NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by **IT Infrastructure Park Private Limited**.

I Architect Vikas Kumar Goel Certificate of has been assigned for Percentage of Completion of Construction Work of retail shops and General aminities like UGT, Rain water tank,Podium-1 ,landscape level aat podium 2 , non tower area (LG+G+2)development and open theater, of recreation area of the Project The Flagship Phase 4, situated on a land admeasuring 23767.45 sq. mtrs out of total plot area admeasuring 45,202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, of Development Authority- New Okhla Industrial Development Authority(NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by **IT Infrastructure Park Private Limited**.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s Vastunidhi, Sector-44, Noida as L.S. / Architect ;
- (ii) M/s Vintech Consultants as Structural Consultant
- (iii) M/s Prion Consultants Private Limited as MEP Consultant
- (iv) Shri Ravi Shekhar as Site in charge

Based on Site Inspection, with respect to each of the development/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project the Flagship, Phase-4 under the process of registration under UPRERA-NA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B. The Site status is taken till 02.9.2024.

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Table A(RETAIL BLOCK LG+G+First+ Second Floors)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	40%
2	1 number of Basement(s) and Plinth-super structure	NA
3	number of Podiums	N.A.
4	Stilt Floor	N.A.
5	04 number of Slabs for Retail	7%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	Yet to start
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	Yet to start
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Yet to start
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	Yet to start
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	Yet to start
11	total no. of units as in phase 4	273 commercial retail units

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Table-B

Internal & External Development Works in Respect of the Entire Registered Phase

S No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Foothpaths	YES	not reached the stage	Yet to Start
2	Water Supply	YES	not reached the stage	Yet to Start
3	Sewarage (chamber, lines, Septic Tank, STP)	YES	not reached the stage	Yet to Start
4	Strom Water Drains	YES	not reached the stage	Yet to Start
5	Landscaping & Tree Planting	YES	not reached the stage	Yet to Start
6	Street Lighting	YES	not reached the stage	Yet to Start
7	UG Tank	YES	not reached the stage	N.A.
8	Podium 1 and 2	YES	not reached the stage	Yet to Start
9	Solid Waste management & Disposal	YES	not reached the stage	Yet to Start
10	Water conservation, Rain water harvesting	YES	not reached the stage	Yet to Start

Thanking you

Vikas Kumar Goel

Architect

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