

Chaitanya Vats

Architect

Council of Architecture No. CA/2012/55185

Add.: Unit No-821, 8th Floor, Galaxy Blue Sapphire, Sector-4,

Greater Noida (West), Gautam Buddha Nagar (U.P.) -PIN-201318

Contact - +91-9871278910

Email: architect@gjagroup.co.in

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. **Flagship/001**

Date: **19.03.2026**

Information as on **15.03.2026**

Subject: Certificate of Percentage of work done for the Project **The Flagship Phase 5**, having **1 Nos. of Tower(s)/Building(s)/Block(s) Tower-4** [UPRERA Registration no. applied for] situated on the Plot no. 01B, Sector-140A, Noida, Competent / Development authority New Okhla Industrial Development Authority (NOIDA), District: Gautam Budh Nagar, Pin: 201305, admeasuring **3096.10 Sq. Mtrs.** out of total plot area admeasuring **45202.50 Sq. Mtrs.** area being developed by **IT Infrastructure Park Pvt. Ltd** Promoter ID: **UPRERAPRM191806**.

I, Chaitanya Vats have undertaken assignment as Architect for certifying Percentage of work done for the Project **The Flagship Phase 5**, having **1 Nos. of Tower(s)/Building(s)/Block(s) Tower-4** [UPRERA Registration no. applied for] situated on the Plot no. 01B, Sector-140A, Noida, Competent / Development authority New Okhla Industrial Development Authority (NOIDA) Gautam Budh Nagar, admeasuring **3096.10 Sq. Mtrs.** out of total plot area admeasuring **45202.50 Sq. Mtrs.** area being developed by **IT Infrastructure Park Pvt. Ltd** Promoter ID: **UPRERAPRM191806**.

1. Following technical professionals are appointed by Promoter:-

- | | |
|---|----------------------------------|
| (i) M/S Vastunidhi, Sector-44, Noida | as Licensed Surveyor / Architect |
| (ii) M/S Vintech Consultants | as Structural Consultant |
| (iii) M/s Prion Consultants Private Limited | as MEP Consultant |
| (iv) Shri Bhim Sain | as Site in-charge |

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.



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Table – A

Tower-4		2B + Ground + 15 Floors			
S.No:	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	01.01.2025	10.02.2025
2	Total Number of Basement and Plinth	02	100%	10.02.2025	29.08.2025
3	Total Number of Podiums	NA	NA		
4	Stilt Floor	0			
5	Total Number of Slabs of Super Structure (G+15)	16	25%	29.08.2025	16.03.2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	16	00%	16.04.2026	10.12.2027
7	Sanitary Fittings within the Flat/Premises	16	00%	10.11.2027	25.12.2027
8	Electrical Fitting within the Flat/Premises	16	00%	10.11.2027	25.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	16	00%	23.09.2025	27.03.2027
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	16	00%	18.08.2025	30.12.2027
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.	16	00%	18.08.2026	30.12.2027
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.	16	00%	30.11.2027	30.12.2027



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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	00%	24.09.2026	01.06.2027
2	Water Supply/Drinking Water Facilities	00%	24.09.2026	01.06.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	60%	01.03.2026	01.06.2027
4	Storm Water Drain	00%	24.09.2026	01.06.2027
5	Landscaping & Tree Planting	00%	24.09.2026	01.06.2027
6	Street Lighting	00%	24.09.2026	01.06.2027
7	Community Buildings	00%	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	60%	27.01.2027	07.05.2027
9	Solid Waste Management & Disposal	00%	27.01.2027	07.05.2027
10	Water Conservation, Rainwater Harvesting	00%	27.01.2027	07.05.2027
11	Energy Management/Use of Renewable Energy	00%	12.02.2027	12.06.2027
12	Fire Protection and Fire Safety Requirements	00%	24.12.2026	23.04.2027
13	Electrical Sub Station, Control Panel & Meter Room	00%	24.09.2026	01.06.2027
14	Receiving Station	00%	24.09.2026	01.06.2027
15	Plan of Development Works	00%	24.09.2026	01.06.2027
16	Emergency Evacuation Services	00%	22.07.2027	20.10.2027
17	Common Facilities in Basement	00%	27.01.2027	07.05.2027
18	Others, if any (Boundary Wall)	00%	24.09.2026	01.06.2027

Yours Faithfully

**CHAITANYA VATS****Council of Architecture No. CA/2012/55185**

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