

ARCHITECT'S CERTIFICATE

Date: 27th June 2026

Information as on 27th June 2026

Subject: Certificate of Percentage of work done for the Project "EPIC" Provisional Project Registration No. 2064489, situate in Village / Sector Plot No. 8/Com-02, 03 & 04, Siddharth Vihar Yojna, Tehsil Ghaziabad Competent / Development Authority Uttar Pradesh Awas Evam Vikas Parishad District Ghaziabad PIN 201009 admeasuring 4000.88 sq.mts. area being developed by M/s Jindalsons Infratex Private Limited [Promoter Id - UPRERAPRM482873]

I/We **Studio Rhizome** have undertaken assignment as Architect for certifying Percentage of work done for the project "EPIC" situate on the Khasra No/ **Plot no 8/Com-02, 03 & 04** of village **Siddharth Vihar Yojna** tehsil **Ghaziabad** competent/ development authority **Uttar Pradesh Awas Evam Vikas Parishad** District **Ghaziabad** PIN **201009** admeasuring **4000.88** sq.mts area being developed by **M/s Jindalsons Infratex Private Limited [Promoter Id - UPRERAPRM482873]**

1. Following technical professionals are appointed by Promoter : -

- (i) Shri Tushar Gaur as Architect for M/s Studio Rhizome
- (ii) Shri Abhimanyu Goel as Structural Consultant for M/s Benztower Consulting Engineers
- (iii) Shri Anurag Verma as MEP Consultant M/s Exotech Engineers
- (iv) Shri Ashok Kumar Gupta 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		EPIC			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0	26-06-2026	16-11-2026
2	Total Number of Basement and Plinth	3	0	01-12-2026	01-03-2028
3	Total Number of Podiums	-		N.A.	
4	Stilt Floor	-		N.A.	
5	Total Number of Slabs of Super Structure	4	0	01-07-2027	02-07-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-	0	10-08-2027	30-10-2029
7	Sanitary Fittings within the Flat/Premises,	-	0	10-12-2027	30-12-2029
8	Electrical Fitting within the Flat/Premises	-	0	10-12-2027	30-12-2029

Tushar Gaur

Architect
CA/2009/44089


Rhizome

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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0	01-08-2027	10-08-2029
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	15-11-2027	15-03-2030
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	01-01-2029	15-12-2029
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	01-01-2030	31-05-2030

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	01-08-2027	10-08-2029
2	Water Supply/Drinking Water Facilities	0	10-12-2027	15-12-2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0	10-12-2027	15-12-2029
4	Storm Water Drain	0	10-12-2027	15-12-2029
5	Landscaping & Tree Planting	0	01-01-2030	04-04-2030
6	Street Lighting	0	01-01-2030	05-01-2030
7	Community Buildings	0	N.A.	
8	Treatment & Disposal of Sewage and Sullage water /STP	0	15-11-2027	15-03-2030
9	Solid Waste Management & Disposal	0	12-03-2027	15-03-2029
10	Water Conservation, Rainwater Harvesting	0	01-01-2030	01-05-2030
11	Energy Management/Use of Renewable Energy	0	N.A.	
12	Fire Protection and Fire Safety Requirements	0	01-01-2028	12-01-2029
13	Electrical Sub Station, Control Panel & Meter Room	0	12-01-2029	12-12-2029
14	Receiving Station	0	N.A.	
15	Plan of Development Works	0	12-12-2029	31-05-2031
16	Emergency Evacuation Services	0	12-03-2029	15-05-2030
17	Common Facilities in Basement	0	12-03-2029	15-05-2030
18	Others, if any (please specify)	0	12-03-2029	31-05-2031

Yours Faithfully

Signature & Name of Architect TUSHAR GAUR (License no CA/2009/44089)

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