



Space Designers International
ARCHITECTS & PLANNERS
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SPACE DESIGNERS INTERNATIONAL
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B-34, SECTOR-67, NOIDA-201301
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info@spacedi.com, vishal@spacedi.com

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: 21.07.26

Information as on 21.07.26

Subject: Certificate of Percentage of work done for the Project "SG NAKSHATRA" No. of building /7 Towers [UPRERA Registration Number: Applied For] situated on the PLOT NO. 04/BS-02/5 (04/GH-5) SIDDHARTH VIHAR YOJNA, Ghaziabad 201009, Uttar Pradesh, demarcated by its boundaries- 4/Bs2/4 to the North, Other Property to the South, other property to the East, 50 meter road to the west, Competent Development Authority Uttar Pradesh Awasth Vikash Parishad (UPAVP) admeasuring 19750 sq.mts. area being developed by M/S SAMS REAL ESTATE PVT. LTD (Promoter Id-UPRERAPRM490538)

1. Following technical professionals are appointed by Promoter: -

- (i) Mr. Vishal Mittal as Architect for Space Designer International.
- (ii) Syed Tajuddin Ashraf as Structural Consultant for Keen Associates Private limited .
- (iii) PKV Consulting Engineers (P) Ltd. - as MEP Consultant.
- (iv) Mr. Prem Singh Dhanda as Site Supervisor

2-Based on Site Inspection date 21.07.26, 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-A1/A2/A3/A4/A5/A6/A7

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 - A1					
TOWER 1					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-07-27	30-07-27
2	Total Number of Basement and Plinth	2	0	01-08-27	30-01-28
3	Total Number of Podiums	1	0	01-02-28	28-02-28
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	36	0	01-03-28	30-08-29
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-04-29	30-10-30
7	Sanitary Fittings within the Flat/Premises,			01-09-29	15-07-31
8	Electrical Fitting within the Flat/Premises			01-09-29	15-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-09-29	15-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-09-29	15-07-31
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.			01-09-29	15-07-31
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.			01-04-30	15-07-31
Table - A2					





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TOWER 2					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-01-29	30-01-29
2	Total Number of Basement and Plinth	2	0	01-02-29	30-07-29
3	Total Number of Podiums	1	0	01-08-29	30-08-29
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	36	0	01-09-29	28-02-31
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-03-30	30-04-31
7	Sanitary Fittings within the Flat/Premises,			01-10-30	15-07-31
8	Electrical Fitting within the Flat/Premises			01-10-30	15-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-10-30	15-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-10-30	15-07-31
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.			01-10-30	15-07-31
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.			01-10-30	15-07-31
Table - A3					





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TOWER 3					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-09-28	30-09-28
2	Total Number of Basement and Plinth	2	0	01-10-28	30-03-29
3	Total Number of Podiums	1	0	01-04-29	30-05-29
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	36	0	01-06-29	30-11-30
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-04-30	30-03-31
7	Sanitary Fittings within the Flat/Premises,			01-09-30	15-07-31
8	Electrical Fitting within the Flat/Premises			01-09-30	15-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-09-30	15-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-09-30	15-07-31
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.			01-09-30	15-07-31
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.			01-01-31	15-07-31

Table - A4





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TOWER 4					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-10-26	28-02-27
2	Total Number of Basement and Plinth	2	0	01-03-27	30-08-27
3	Total Number of Podiums	1	0	01-09-27	30-09-27
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	38	0	01-10-27	30-04-29
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-04-29	30-12-30
7	Sanitary Fittings within the Flat/Premises,			01-10-29	10-07-31
8	Electrical Fitting within the Flat/Premises			01-10-29	10-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-10-29	10-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-10-29	10-07-31
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.			01-10-29	10-07-31
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.			01-04-30	10-07-31
Table - A5					
TOWER 5					





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S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-10-26	28-02-27
2	Total Number of Basement and Plinth	2	0	01-03-27	30-08-27
3	Total Number of Podiums	1	0	01-09-27	30-09-27
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	40	0	01-10-27	30-05-29
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-04-29	30-12-30
7	Sanitary Fittings within the Flat/Premises,			01-10-29	10-07-31
8	Electrical Fitting within the Flat/Premises			01-10-29	10-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-10-29	10-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-10-29	10-07-31
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.			01-10-29	10-07-31
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.			01-04-30	10-07-31

Table - A6





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TOWER COMMERCIAL					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-09-28	30-09-28
2	Total Number of Basement and Plinth	2	0	01-10-28	30-03-29
3	Total Number of Podiums	1	0	01-04-29	30-04-29
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	10	0	01-05-29	30-04-30
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-11-29	30-12-30
7	Sanitary Fittings within the Flat/Premises,			01-07-30	15-07-31
8	Electrical Fitting within the Flat/Premises			01-07-30	15-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-07-30	15-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-07-30	15-07-31
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.			01-07-30	15-07-31
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.			01-07-30	15-07-31





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Table - A7					
TOWER EWS/LIG					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-09-28	30-09-28
2	Total Number of Basement and Plinth	2	0	01-10-28	30-03-29
3	Total Number of Podiums	1	0	01-04-29	30-05-29
4	Stilt Floor		0	SAME AS PODIUM	
5	Total Number of Slabs of Super Structure	29	0	01-06-29	30-08-30
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises			01-04-30	30-03-31
7	Sanitary Fittings within the Flat/Premises,			01-07-30	15-07-31
8	Electrical Fitting within the Flat/Premises			01-07-30	15-07-31
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts			01-07-30	15-07-31
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks			01-07-30	15-07-31
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.			01-07-30	15-07-31
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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	0	01-07-30	30-04-31
2	Water Supply/Drinking Water Facilities	0	01-07-30	30-06-31
3	Sewerage (chamber, lines, Septic Tank, STP)	0	01-04-30	30-04-31
4	Storm Water Drain	0	01-04-30	30-04-31
5	Landscaping & Tree Planting	0	01-01-31	30-06-31
6	Street Lighting	0	01-01-31	30-06-31
7	Community Buildings	0	01-01-29	30-06-31
8	Treatment & Disposal of Sewage and Sullage water /STP	0	01-07-29	30-04-31
9	Solid Waste Management & Disposal	0	01-07-30	30-04-31
10	Water Conservation, Rainwater Harvesting	0	01-07-30	30-04-31
11	Energy Management/Use of Renewable Energy	0	01-07-30	30-06-31
12	Fire Protection and Fire Safety Requirements	0	01-07-30	30-04-31
13	Electrical Sub Station, Control Panel & Meter Room	0	01-07-30	30-04-31
14	Receiving Station	0	NA	
15	Plan of Development Works	0	NA	
16	Emergency Evacuation Services	0	01-07-30	30-04-31
17	Common Facilities in Basement	0	01-04-30	30-06-31
18	Others, if any (please specify)	0	NA	

Yours Faithfully

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