



N+U DESIGN STUDIO

Architecture • Interiors • Urban Planning



Studio:
B-224 Okhla Phase-1,
New Delhi-110020
India



+91-11-46818113



www.nplusu.in



info@nplusu.in

FORM – REG 1

ARCHITECT'S CERTIFICATE

Date: 6th October 2025

Subject: Certificate of Registration of the Project Group Housing Project "The Sunflower – Phase 1" situated on Plot No. GH-7, Sector No. 6, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries 45 Meter road to the South East, other property to the North and 24 wide Road to the South West and other property to the West. Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN 201002 admeasuring 35,727.33 Sq. Mtr being developed by M/s AU Real Estate Services Pvt. Ltd., out of which 28,076.78 Sq. Mtr area is in Phase 1 and 7650.55 Sq. Mtr. area in Phase 2.

We "N+U Design Studio" have undertaken assignment as Architect certifying Estimate of Project "The Sunflower Phase 1" situated on Plot No. GH-7, Sector No. 6, Aditya World City, Shahpur Bamheta, Pargana Dasna, Tehsil & District, Ghaziabad, Uttar Pradesh competent/ development authority Ghaziabad Development Authority District Ghaziabad PIN 201002.

Following technical professionals are appointed by owner / Promoter:-

- (i) Mr. Aalhad Pande as Architect for N+U Design Studio
- (ii) Mr. Maqsd E Nazar as Structural Consultant for M/s NNC Design International
- (iii) Mr Anand Havelia as MEP Consultant for M/s Consummate Engineering Services (P) Ltd.
- (iv) Mr. Manik Sharma for Site Supervision for M/s Nivedita & Uday Pande Consultant as PMC Consultant.

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date i.e. 30th September 2025 of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number **UPRERAPRJ448904/04/2024 dated 17.04.2024** under UPRERA 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.



Aalhad Pande

Table A

Sr. No.	Task /Activity	Percentage Work Done
1	Excavation	100%
2	Two number of Basement(s) and Plinth	70%
3	_0_ number of Podiums	0%
4	Stilt Floor	0%
5	30 number of Slabs of Super Structure	33%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
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	0%

Aalish Pandey



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

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work Done
1	Internal Roads & Footpaths	YES	-	-
2	Water Supply	YES	-	-
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	-	-
4	Storm Water Drains	YES	-	-
5	Landscaping & Tree Planting	YES	-	-
6	Street Lighting	YES	-	-
7	Community Buildings	YES	-	-
8	Treatment and disposal of sewage and sullage water	YES	-	-
9	Solid Waste management & Disposal	YES	-	-
10	Water conservation, Rain water harvesting	YES	-	-
11	Energy management	NA	-	-
12	Fire protection and fire safety requirements	YES	-	-
13	Electrical meter room, sub-station, receiving station	YES	-	-
14	Other (Option to Add more)	-	-	-

**Yours
Faithfully**



AALHAD PANDE
CA/2010/48442



AALHAD PANDE
Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO. CA/2010/48442)