

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: +91-9696858928

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. AC-26/0221

Date: 13.07.2026

Information as on 30.06.2026

Subject: Certificate of Percentage of work done for Group Housing Project Ashtech Presidential Towers, having 5 Nos. of Towers (T1, T2, T3, T4, T5) & 1 Commercial of RERA Registration Number UPRERAPRJ746615/10/2025 situated in the Plot No. GH-01/F, G, H & I Sector-12, Greater Noida, Gautam Buddha Nagar, Competent/ Development Authority Greater Noida Industrial Development Authority (GNIDA), admeasuring 20,265.59 Sq. Mtrs. area out of the total land area of 22,558 Sq. Mtrs. being developed by Ashtech Industries Pvt. Ltd. Promoter ID: UPRERAPRM395505.

I, Chaitanya Vats have undertaken assignment as Architect for certifying Percentage of work done for Group Housing Project Ashtech Presidential Towers, having 5 Nos. of Towers (T1, T2, T3, T4, T5) & 1 Commercial of RERA Registration Number UPRERAPRJ746615/10/2025 situated in the Plot No. GH-01/F, G, H & I Sector-12, Greater Noida, Gautam Buddha Nagar, Competent/ Development Authority Greater Noida Industrial Development Authority (GNIDA), admeasuring 20,265.59 Sq. Mtrs. area out of the total land area of 22,558 Sq. Mtrs. being developed by Ashtech Industries Pvt. Ltd. Promoter ID: UPRERAPRM395505.

1. Following technical professionals are appointed by Promoter-

- | | |
|-------------------------------|--------------------------|
| (i) Shri Vishal Mittal | as Architect |
| (ii) Shri V.D. Sharma | as Structural Consultant |
| (iii) Shri Anand Havelia | as MEP Consultant |
| (iv) Shri Abhishek Srivastava | 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.

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Table – A1

Tower – T1		2B+Stilt+28 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		95%	01.10.2025	30.11.2025
2	Total Number of Basement & Plinth	2	6%	18.02.2026	19.03.2030
3	Total Number of Podiums	NA	0%	NA	NA
4	Stilt Floor	1	0%	15.11.2026	13.02.2027
5	Total Number of Slabs of Super Structure	28	0%	13.02.2027	11.04.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	28	0%	08.06.2027	03.09.2029
7	Sanitary Fittings within the Flat/Premises	28	0%	23.06.2027	23.09.2029
8	Electrical Fitting within the Flat/Premises	28	0%	23.06.2027	23.09.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28	0%	13.02.2027	11.04.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	28	0%	08.10.2027	23.09.2027
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.	28	0%	10.07.2028	10.07.2029
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lift 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.	28	0%	10.07.2028	10.07.2029

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Table – A2

Tower - T2		2B+Stilt+28 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	01.10.2025	23.05.2029
2	Total Number of Basement & Plinth	2	31%	18.02.2026	17.02.2030
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	16.10.2026	14.01.2027
5	Total Number of Slabs of Super Structure	28	0%	14.01.2027	12.03.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	28	0%	09.05.2027	04.08.2029
7	Sanitary Fittings within the Flat/Premises	28	0%	24.05.2027	24.08.2029
8	Electrical Fitting within the Flat/Premises	28	0%	24.05.2027	24.08.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28	0%	09.05.2027	04.08.2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	28	0%	08.09.2028	24.08.2029
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.	28	0%	10.06.2028	10.06.2029
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.	28	0%	10.06.2028	10.06.2029

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Table – A3

Tower – T3		2B+Stilt+28 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	01.10.2025	23.04.2029
2	Total Number of Basement & Plinth	2	42%	19.01.2026	18.01.2030
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	16.09.2026	15.12.2026
5	Total Number of Slabs of Super Structure	28	0%	15.12.2026	09.08.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	28	0%	24.07.2027	05.07.2029
7	Sanitary Fittings within the Flat/Premises	28	0%	24.04.2027	25.07.2029
8	Electrical Fitting within the Flat/Premises	28	0%	24.04.2027	25.07.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28	0%	15.12.2026	09.08.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	28	0%	09.08.2028	25.07.2029
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.	28	0%	11.05.2028	11.05.2029
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.	28	0%	11.05.2028	11.05.2029

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Table – A4

Tower – T4		2B+Stilt+30 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	01.10.2025	04.03.2029
2	Total Number of Basement & Plinth	2	60%	30.11.2025	29.11.2029
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	18.07.2026	16.10.2026
5	Total Number of Slabs of Super Structure	30	0%	16.10.2026	10.01.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30	0%	08.02.2027	03.06.2029
7	Sanitary Fittings within the Flat/Premises	30	0%	23.02.2027	23.06.2029
8	Electrical Fitting within the Flat/Premises	30	0%	23.02.2027	23.06.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30	0%	16.10.2026	10.01.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	30	0%	08.07.2028	23.06.2029
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.	30	0%	23.02.2027	23.06.2029
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.	30	0%	23.02.2027	23.06.2029

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Table – A5

Tower – T5		2B+Stilt+30 Floors			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	01.10.2025	03.04.2029
2	Total Number of Basement & Plinth	2	48%	01.01.2026	29.12.2029
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	1	0%	17.08.2026	15.11.2026
5	Total Number of Slabs of Super Structure	30	0%	15.11.2026	09.02.2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30	0%	10.03.2027	03.07.2029
7	Sanitary Fittings within the Flat/Premises	30	0%	25.03.2027	23.07.2029
8	Electrical Fitting within the Flat/Premises	30	0%	25.03.2027	23.07.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	30	0%	15.11.2026	09.02.2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	30	0%	07.08.2028	23.07.2029
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.	30	0%	25.03.2027	23.07.2029
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.	30	0%	25.03.2027	23.07.2029

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Table – A6

Commercial		2B+Ground Floor			
S.No.	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0%	01.10.2025	23.04.2029
2	Total Number of Basement & Plinth	2	0%	19.01.2026	18.01.2030
3	Total Number of Podiums	NA	NA	NA	NA
4	Ground Floor	1	0%	01.10.2027	25.10.2028
5	Total Number of Slabs of Super Structure	NA	NA	NA	NA
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	25.09.2028	08.01.2029
7	Sanitary Fittings within the Flat/Premises	1	0%	08.01.2029	07.02.2029
8	Electrical Fitting within the Flat/Premises	1	0%	08.01.2029	07.02.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	NA	NA	NA	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1	0%	24.12.2028	07.02.2029
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.	1	0%	24.12.2028	07.02.2029
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.	1	0%	24.12.2028	07.02.2029

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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%	01.08.2028	13.11.2029
2	Water Supply/Drinking Water Facilities	0%	01.07.2028	13.11.2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01.07.2028	13.11.2029
4	Storm Water Drain	0%	01.07.2028	13.11.2029
5	Landscaping & Tree Planting	0%	01.07.2028	13.03.2030
6	Street Lighting	0%	01.07.2028	13.03.2030
7	Community Buildings	0%	01.07.2028	13.03.2030
8	Treatment & Disposal of Sewage and Sullage water/STP	0%	01.07.2028	13.03.2030
9	Solid Waste Management & Disposal	0%	01.07.2029	13.03.2030
10	Water Conservation, Rainwater Harvesting	0%	01.07.2028	13.03.2030
11	Energy Management/Use of Renewable Energy	0%	01.07.2028	13.03.2030
12	Fire Protection and Fire Safety Requirements	0%	01.07.2028	13.03.2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	01.07.2028	13.03.2030
14	Receiving Station	0%	01.07.2028	13.03.2030
15	Plan of Development Works	17%	01.07.2028	13.03.2030
16	Emergency Evacuation Services	0%	01.07.2028	13.03.2030
17	Common Facilities in Basement	0%	01.07.2028	13.03.2030
18	Others, if any	0%	01.07.2028	09.09.2030

Yours Faithfully

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