

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.GDPL/PCA-GGN/26-27/AR-04

Date: 08- July -2026

Information as on 30- June-2026

Subject: Certificate of Percentage of work done for the Project 'GULSHAN EMPIRE', Project Registration No-UPRERAPRJ166511/05/2026 situate in Village / Sector- GH-02B, Wave City, Ghaziabad - 201010, Uttar Pradesh, Tehsil- Ghaziabad, Competent / Development Authority-GDA, District Ghaziabad PIN-201010, admeasuring 22504.57 sq.mts. area being developed by Gulshan Empire Estate LLP.

I **Ar. Shruti Jha** have undertaken assignment as Architect for certifying Percentage of work done for the project 'GULSHAN EMPIRE' situate on the Khasra No/ Plot no GH-02B, Wave City, Ghaziabad - 201010, Uttar Pradesh, Tehsil- Ghaziabad competent/ development authority GDA District Ghaziabad PIN 201010 admeasuring 22504.57 sq.mts area being developed by Empire Estate LLP.

Following technical professionals are appointed by owner / Promotor :-

- (i) Mr. Rajiv Gandhi as Licensed Architect
- (ii) Mr. V.D Sharma as Structural consultant
- (iii) Mr. Anand Havelia as MEP Consultant
- (IV) Mr. Pradeep Kumar as Project Head/Site Incharge

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 - A1

Tower Number -A					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	27-04-2026	07-06-2026
2	Total Number of Basement and Plinth	2	0%	08-06-2026	15-01-2027
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor/Ground Floor	1	0.00%	16-01-2027	21-02-2027
5	Total Number of Slabs of Super Structure	32	0.00%	22-02-2027	10-12-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0.00%	05-11-2027	12-02-2030
7	Sanitary Fittings within the Flat/Premises,	1	0.00%	12-02-2029	12-02-2030
8	Electrical Fitting within the Flat/Premises	1	0.00%	15-11-2027	12-02-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0.00%	03-05-2028	08-01-2030
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	0.00%	10-11-2028	09-04-2030
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	1	0.00%	26-01-2029	05-11-2030
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 Completion Certificate	1	30.00%	26-01-2029	04-01-2030

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Table - A2

Tower Number -B					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	20-04-2026	31-05-2026
2	Total Number of Basement and Plinth	2	0%	01-06-2026	08-01-2027
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor/Ground Floor	1	0.00%	09-01-2027	14-02-2027
5	Total Number of Slabs of Super Structure	32	0.00%	15-02-2027	03-12-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0.00%	29-10-2027	07-12-2029
7	Sanitary Fittings within the Flat/Premises,	1	0.00%	05-02-2029	05-02-2030
8	Electrical Fitting within the Flat/Premises	1	0.00%	08-11-2027	05-02-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0.00%	26-04-2028	01-01-2030
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	0.00%	03-11-2029	02-04-2030
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.	1	0.00%	19-01-2029	29-10-2030
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 Completion Certificate	1	30.00%	19-01-2029	28-12-2030

Table - A3

Tower Number -C					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	04-04-2026	15-05-2025
2	Total Number of Basement and Plinth	2	0%	16-05-2026	23-12-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor/Ground Floor	1	0.00%	24-12-2026	29-01-2027
5	Total Number of Slabs of Super Structure	32	0.00%	30-01-2027	17-11-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0.00%	13-10-2027	21-11-2029
7	Sanitary Fittings within the Flat/Premises,	1	0.00%	20-01-2029	20-01-2030
8	Electrical Fitting within the Flat/Premises	1	0.00%	23-10-2027	20-01-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0.00%	10-04-2028	16-12-2029

Ar. SHRUTI JHA
B. ARCH., M.C.A.,
CA/2011/20267

Shruti Jha

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	0.00%	18-10-2029	17-03-2030
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.	1	0.00%	03-01-2029	13-10-2030
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 Completion/Completion Certificate	1	30.00%	03-01-2029	01-01-2031

Table - A4

Tower Number -D					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	40%	28-03-2026	08-05-2026
2	Total Number of Basement and Plinth	2	0%	09-05-2026	16-12-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor/Ground Floor	1	0.00%	17-12-2026	22-01-2027
5	Total Number of Slabs of Super Structure	32	0.00%	23-01-2027	10-11-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0.00%	06-10-2027	14-11-2029
7	Sanitary Fittings within the Flat/Premises,	1	0.00%	13-01-2029	13-01-2030
8	Electrical Fitting within the Flat/Premises	1	0.00%	16-10-2027	13-01-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0.00%	03-04-2028	09-12-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	1	0.00%	11-10-2029	13-03-2030
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.	1	0.00%	27-12-2028	06-10-2030
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 Completion/Completion Certificate	1	30.00%	27-12-2028	20-12-2030

Dr. SHRUTI JHA
B. ARCH., M.C.A.,
CA/2018/102637

Shruti Jha

Table - A5

Tower Number -E					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	15-03-2026	25-04-2026
2	Total Number of Basement and Plinth	2	2%	26-04-2026	03-12-2026
3	Total Number of Podiums	NA	NA	NA	
4	Stilt Floor/Ground Floor	1	0.00%	04-12-2026	09-01-2027
5	Total Number of Slabs of Super Structure	32	0.00%	10-01-2027	28-10-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0.00%	23-09-2027	31-12-2029
7	Sanitary Fittings within the Flat/Premises,	1	0.00%	31-12-2028	31-12-2029
8	Electrical Fitting within the Flat/Premises	1	0.00%	03-10-2027	31-12-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0.00%	21-03-2028	26-11-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	1	0.00%	28-09-2029	25-02-2030
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.	1	0.00%	14-12-2028	23-09-2030
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 Completion/Completion Certificate	1	30.00%	14-12-2028	22-12-2030

Table - A6

Tower Number -F					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	70%	27-05-2026	07-07-2026
2	Total Number of Basement and Plinth	2	0%	08-07-2026	07-03-2027
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor/Ground Floor	1	0.00%	15-02-2027	23-03-2027
5	Total Number of Slabs of Super Structure	32	0.00%	24-03-2027	09-01-2030
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0.00%	05-12-2027	12-02-2030
7	Sanitary Fittings within the Flat/Premises,	1	0.00%	13-04-2029	13-04-2030
8	Electrical Fitting within the Flat/Premises	1	0.00%	15-12-2027	13-04-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0.00%	02-06-2028	13-04-2030

Ar. SHRUTI JHA
B. ARCH., M.C.A.,
CA/2018/102637

Shruti Jha

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	0.00%	10-12-2029	09-05-2030
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	1	0.00%	25-02-2029	05-12-2030
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 Completion/Completion Certificate	1	30.00%	25-02-2029	04-01-2031

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%	26-09-2027	19-04-2030
2	Water Supply/Drinking Water Facilities	0%	30-01-2029	08-04-2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	08-03-2029	17-05-2030
4	Storm Water Drain	0%	17-09-2027	27-06-2030
5	Landscaping & Tree Planting	0%	27-11-2029	10-11-2030
6	Street Lighting	0%	24-01-2030	23-06-2030
7	Community Buildings	0%	15-03-2026	18-06-2027
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	22-03-2030	02-11-2030
9	Solid Waste Management & Disposal	0%	02-05-2030	11-11-2030
10	Water Conservation, Rainwater Harvesting	0%	11-03-2029	20-06-2030
11	Energy Management/Use of Renewable Energy	0%	20-06-2029	23-07-2030
12	Fire Protection and Fire Safety Requirements	0%	23-03-2029	27-08-2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	27-06-2029	26-05-2030
14	Receiving Station	0%	27-03-2030	26-08-2030
15	Plan of Development Works	0%	27-06-2029	26-11-2030
16	Emergency Evacuation Services	0%	27-09-2029	26-08-2030
17	Common Facilities in Basement	0%	27-12-2029	26-11-2030
18	Others, if any (please specify)	0%	26-01-2030	16-01-2030

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect **Ar. SHRUTI JHA**

(License no) CA/2018/102537

Mobile No. 7905938527

Email ID .sjha11948@gmail.com

Ar. SHRUTI JHA
B. ARCH., M.C.A.,
CA/2018/102637