

FORM-REG-1

ARCHITECT'S CERTIFICATE

No.-04/GRANDTHUM-01/2026

 Status Date:- 31-03-2026
 Certificate issue Date:- 01-04-2026

Subject:-Certificate of Percentage of Completion of Construction Work of 4 No. of Building(s)/ Block A,B,C & D of the Phase-I of the Project "Grandthum" UPRERA Registration Number UPRERAPRJ585534 situated on the Plot no. 7 Demarcated by its boundaries (latitude and longitude of the end points) 28°35'13.2"N 77°26'39.87"E to the North 28°35'00.74"N 77°26'29.98"E to the South 28°35'06.87"N 77°26'44.17"E to the East 28°35'05.71"N 77°26'26.73"E to the West of Sector Tech Zone-4, Greater Noida Tehsil Gautam Buddha Nagar Competent/ Development Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201301 admeasuring 7410.73 sq.mts. area being developed by A.L.SOFTWEB Pvt. Ltd.

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the 4 No. of Building(s)/ Block A,B,C & D of the Phase-I of the Project "Grandthum" situated on the Plot no. 7 of Sector Tech Zone-4, Greater Noida Tehsil Gautam Buddha Nagar Competent/ Development Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201301 admeasuring 7410.73 sq.mts. area being developed by A.L.SOFTWEB Pvt. Ltd.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s ACPL Design Ltd. as Architect
- (ii) Mr.Pankish Goel (M/s Technical Projects Consultants) as Structural Consultant
- (iii) Mr. C.P. Vidyadharan (M/s CP Vidya & Associates) as Plumbing & Fire Fighting Consultant, Mr. Nafees Qureshi (M/s Paradise Consultants) as Electrical Consultant , Mr. Pramod Dhir (M/s Dew Point) as HVAC Consultant
- (iv) Shri Raghvendra sharma as General Manager - Projects

Note:- As comforted by client that the parking of this registration is provided in MLCP block (Half). So Estimate and cost incurred added in this phase and revised certificate issued accordingly.

As inform by Client that drawing are under process of revised sanction by paying purchasable FAR fee and same will be applied for modification in existing RERA registration. So the Certificate is issued accordingly.

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 of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ585534 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.

Table A

Sr. No.	Task/Activity	Percentage of Work done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	NIL number of Podiums	NIL
4	Stilt Floor	NA
5	4 Block With 2 Slabs in each block of Super Structure	97%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	78%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	79%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	86%
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	87%


ARCHITECT
NITIN BHATIA, B.ARCH
CA/2007/40059

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	All Internal Road work in PCC/Concrete Paver Block/VDF and Footpaths in Interlocking Pavers	100%
2	Water Supply	Yes	Water to be provided by the Authority and developer will make by UGT constructed for project of capacity as per norms.	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Under ground Sewerage system. Feeder pipeline of PVC and final discharge through RCC pipes. Raw sewerage will be processed through STP of required capacity as per norms. Treated water shall be used for flushing, irrigation and cleaning purpose. Excess water shall be discharge in the authority drain	93%
4	Storm Water Drains	Yes	Storm water is going to harvesting recharge pits. Excess water if any, will be discharge to authority drain.	100%
5	Landscaping & Tree Planting	Yes	Landscape and Tree Planting has been designed by as per authority guidelines	100%
6	Street Lighting	Yes	Mix of Solar panel light & LED Lights	70%
7	Community Buildings	NA	NA	NA
8	Treatment and disposal of sewage and sullage water	Yes	STP of capacity as per norms shall be provided. Treated water shall be used for flushing, irrigation, carwash, pathways cleaning and excess sewage shall be discharged in the municipal sewer.	85%
9	Solid Waste management & Disposal	Yes	Manual collection and organic waste converter shall be provided in the project	70%
10	Water conservation, Rain water harvesting	Yes	Recycling of treated water and rain water harvesting system to be provide	100%
11	Energy management	Yes	Mix of Solar panel light & LED Lights	74%
12	Fire protection and fire safety requirements	Yes	Fire tender path shall be provided as per NBC. Fire fighting systems along with pumps and water storage tanks shall be provided as per NBC & NOC from fire dept.	0%
13	Electrical meter room, sub-station, receiving station	Yes	As per Authority Sanctioned Plan	85%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully


ARCHITECT
NITIN BHATIA, B.ARCH
CA/2007/40059

Signature & Name (AR. NITIN BHATIA) OF L.S./Architect
(License NO. CA/2007/40059)