

# BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA  
MOBILE 09910278220

FORM-REG-1

## ARCHITECT'S CERTIFICATE

No.-222\_2024

Status Date:- 30-09-2024

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 :-

- M/s ACPL Design Ltd. as Architect
- Mr. Pankish Goel (M/s Technical Projects Consultants ) as Structural Consultant
- 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
- Shri Chanchal Kumar 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                                                                                                                                                                                                                                                                                                                                                                          | 85%                     |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 67%                     |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                       | 66%                     |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | 79%                     |
| 9       | The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                   | 68%                     |
| 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 | 69%                     |

  
ARCHITECT  
NITIN BHATIA, B. ARCH  
CA/2007/40059  
Mob. No. 9910278220  
A-14, VIVEK VIHAR-II  
DELHI-110095

**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                                                                                                                                                                                                                 | 55%                     |
| 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.                                                                                                                                                                                      | 40%                     |
| 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 | 70%                     |
| 4       | Storm Water Drains                                    | Yes               | Storm water is going to harvesting recharge pits. Excess water if any, will be discharge to authority drain.                                                                                                                                                                                                | 60%                     |
| 5       | Landscaping & Tree Planting                           | Yes               | Landscape and Tree Planting has been designed by as per authority guidelines                                                                                                                                                                                                                                | 29%                     |
| 6       | Street Lighting                                       | Yes               | Mix of Solar panel light & LED Lights                                                                                                                                                                                                                                                                       | 8%                      |
| 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.                                                                                                              | 80%                     |
| 9       | Solid Waste management & Disposal                     | Yes               | Manual collection and organic waste converter shall be provided in the project                                                                                                                                                                                                                              | 30%                     |
| 10      | Water conservation, Rain water harvesting             | Yes               | Recycling of treated water and rain water harvesting system to be provide                                                                                                                                                                                                                                   | 38%                     |
| 11      | Energy management                                     | Yes               | Mix of Solar panel light & LED Lights                                                                                                                                                                                                                                                                       | 30%                     |
| 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                                                                                                                                                                                                                                                                            | 40%                     |
| 14      | Other (Option to Add more)                            | NA                | NA                                                                                                                                                                                                                                                                                                          | NA                      |

Yours Faithfully

  
**ARCHITECT**  
**NITIN BHATIA, B. ARCH**  
 Signature & Name (ARCHITECT NITIN BHATIA) Of L.S./Architect  
 (License NO. CA/2007/40059)

**NO. 9910278220**  
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