



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.....
Information as on 31st Dec,2025

Date: 8th JAN-2026

Subject: Certificate of Percentage of work done for the Project The Rivulet Phase 1[UPRERAPRJ145736] situate in Village / Sector Plot-GH-4B,Sector-12 Tehsil_Gr Noida (West) Tehsil Dadri Competent / Development Authority Gnida District GAutam Budh Nagar PIN 201318 admeasuring 17155 sq.mts. area being developed by [Grand Realtech Ltd][Promoter Id]

We M/s DMA International have undertaken assignment as Architect for certifying Percentage of work done for the project The Rivulet Phase 1[UPRERAPRJ145736] situate in Village / Sector Plot-GH-4B,Sector-12 Tehsil_Gr Noida (West) Tehsil Dadri Competent / Development Authority Gnida District GAutam Budh Nagar PIN 201318 admeasuring 17155 sq.mts. area being developed by [Grand Realtech Ltd (-)]

1. Following technical professionals were appointed by owner for verification / certification of the cost: -

- (i) M/s DMA International as L.S. / Architect ;
- (ii) M/s Keen Associates Pvt Ltd (Mr. Tajuddin Ashraf) as Structural Consultant
- (iii) M/s Paradise Consultants as MEP Consultant
- (iv) Shri Manmohan Sharma as Site Supervisor

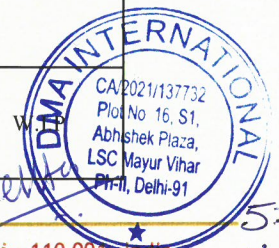
2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

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.

Table - TOWER-K

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	ONE	100.00	09/10/2023	09/30/2023
2	Total Number of Basement and Plinth	ONE	100.00	10/10/2023	12/15/2023
3	Total Number of Podiums	N/A	0.00	0	0
4	Stilt Floor INCL PODIUM IN NON TOWER	ONE	100.00	12/20/2023	02/15/2024
5	Total Number of Slabs of Super Structure	24	100.00	02/25/2024	07/05/2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	144 DUS	15.00	Structure comp as at Sr No-5	Structure comp as at Sr No-5
7	Sanitary Fittings within the Flat/Premises,	144 DUS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	144 DUS	0.00	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24	18.00	Structure comp as at Sr No-5	Structure comp as at Sr No-5
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144 DUS	0.00		
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.	206565 SQFT	5.40	10/1/25 (Fire fighting)	



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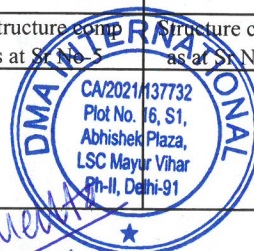
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	206565 SQFT	0.00		
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Table - TOWER-L

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	ONE	100.00	08/20/2023	09/30/2023
2	Total Number of Basement and Plinth	ONE	100.00	11/10/2023	01/16/2024
3	Total Number of Podiums	N/A	0.00	-	-
4	Stilt Floor INCL PODIUM IN NON TOWER	ONE	100.00	01/20/2024	03/02/2024
5	Total Number of Slabs of Super Structure	24	75.00	03/10/2024	WIP
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	144 DUS	17.90	Structure comp as at Sr No-5	Structure comp as at Sr No-5
7	Sanitary Fittings within the Flat/Premises,	144 DUS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	144 DUS	0.00	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24	25.75	Structure comp as at Sr No-5	Structure comp as at Sr No-5
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144 DUS	0.00		
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.	206565 SQFT	13.50	15/8/25 (Fire fighting)	W.I.P
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.	206565 SQFT	0.00		

Table - TOWER-M

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	ONE	100.00	05/15/2023	05/30/2023
2	Total Number of Basement and Plinth	ONE	100.00	06/01/2023	08/30/2023
3	Total Number of Podiums	N/A	0.00	-	-
4	Stilt Floor INCL PODIUM IN NON TOWER	ONE	100.00	08/20/2023	10/22/2023
5	Total Number of Slabs of Super Structure	24	100.00	11/01/2023	10/18/2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	96 DUS	62.42	Structure comp as at Sr No-5	Structure comp as at Sr No-5
7	Sanitary Fittings within the Flat/Premises,	96 DUS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	96 DUS	0.00	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24 FLOORS	51.00	Structure comp as at Sr No-5	Structure comp as at Sr No-5
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	96 DUS	0.00		



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.	190375	21.00	5/7/25 (Fire fighting)	W.I.P
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.	190375	0.00		

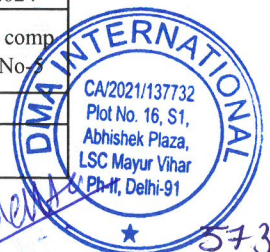
Table - TOWER-S

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	ONE	100.00	04/15/2023	04/30/2023
2	Total Number of Basement and Plinth	ONE	100.00	05/01/2023	07/15/2023
3	Total Number of Podiums	N/A	0.00	-	-
4	Stilt Floor INCL PODIUM IN NON TOWER	ONE	100.00	07/10/2023	08/30/2023
5	Total Number of Slabs of Super Structure	24	100.00	09/01/2023	11/02/2024
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	144 DUS	50.50	Structure comp as at Sr No-5	Structure comp as at Sr No-5
7	Sanitary Fittings within the Flat/Premises,	144 DUS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	144 DUS	0.00	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24	41.00	Structure comp as at Sr No-5	Structure comp as at Sr No-5
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144 DUS	16.25	12/15/2024	W.I.P
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.	206565 SQFT	18.85	15/8/24 (Fire fighting)	6/2/25(Fire fighting pipe work complete)
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.	206565 SQFT	0.00		

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - TOWER-T

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	ONE	100.00	04/30/2023	05/15/2023
2	Total Number of Basement and Plinth	ONE	100.00	05/16/2023	07/30/2023
3	Total Number of Podiums	N/A	0.00	-	-
4	Stilt Floor INCL PODIUM IN NON TOWER	ONE	100.00	07/20/2023	08/25/2023
5	Total Number of Slabs of Super Structure	24	100.00	08/20/2023	09/20/2024
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	144 DUS	51.00	Structure comp as at Sr No-5	Structure comp as at Sr No-5
7	Sanitary Fittings within the Flat/Premises,	144 DUS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	144 DUS	0.00	-	-



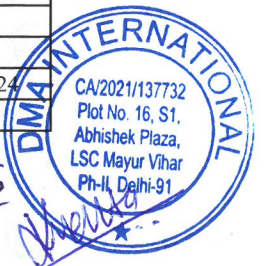
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24	40.50	Structure comp as at Sr No-5	Structure comp as at Sr No-5
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144 DUS	8.75	12/10/2024	W.I.P
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.	206565 SQFT	18.20	10/8/24 (Fire fighting)	10/3/25(Fire fighting pipe work complete)
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.	206565 SQFT	0.00		

Table - TOWER-U

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	ONE	100.00	06/15/2023	06/30/2023
2	Total Number of Basement and Plinth	ONE	100.00	07/11/2023	09/30/2023
3	Total Number of Podiums	N/A	0.00	-	-
4	Stilt Floor INCL PODIUM IN NON TOWER	ONE	100.00	10/05/2023	12/01/2023
5	Total Number of Slabs of Super Structure	24	100.00	12/15/2023	12/19/2024
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	144 DUS	40.00	Structure comp as at Sr No-5	Structure comp as at Sr No-5
7	Sanitary Fittings within the Flat/Premises,	144 DUS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	144 DUS	0.00	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	24	38.75	Structure comp as at Sr No-5	Structure comp as at Sr No-5
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	144 DUS	9.10	01/10/2025	W.I.P
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.	206565 SQFT	18.20	20/1/25 (Fire fighting)	W.I.P
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.	206565 SQFT	0.00		

Table - COMMERCIAL

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100.00	05/15/2023	09/30/2023
2	Total Number of Basement and Plinth	0	0.00	-	-
3	Total Number of Podiums	0	0.00	-	-
4	Stilt Floor- ONE FLOOR ONLY	1	100.00	08/20/2023	03/02/2024
5	Total Number of Slabs of Super Structure	0	0.00	-	-



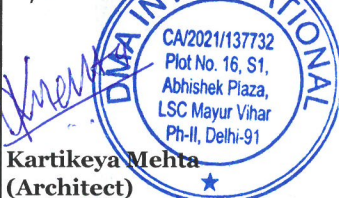
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	31 SHOPS	0.00	-	-
7	Sanitary Fittings within the Flat/Premises,	31 SHOPS	0.00	-	-
8	Electrical Fitting within the Flat/Premises	31 SHOPS	0.00	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	N/A	0.00	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	31 SHOPS	0.00	-	-
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.	11431 SQFT	29.25	01/10/2025	W.I.P
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.	11431 SQFT	0.00	-	-

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	20.00	03/02/2024	
2	Water Supply/Drinking Water Facilities	35.71	02/10/2024	
3	Sewerage (chamber, lines, Septic Tank, STP)	28.57	02/15/2024	14/5/24(STP civil work compl)
4	Storm Water Drain	0.00	-	
5	Landscaping & Tree Planting	14.29	02/15/2025	
6	Street Lighting	0.00	-	
7	Community Buildings	61.38	05/15/2024	
8	Treatment & Disposal of Sewage and Sullage water /STP	14.29	02/15/2024	14/5/24(STP civil work compl)
9	Solid Waste Management & Disposal	0.00	-	
10	Water Conservation, Rainwater Harvesting	0.00	-	
11	Energy Management/Use of Renewable Energy	0.00	-	
12	Fire Protection and Fire Safety Requirements	0.00	-	
13	Electrical Sub Station, Control Panel & Meter Room	0.00	-	
14	Receiving Station	0.00	-	
15	Plan of Development Works	0.00	-	
16	Emergency Evacuation Services	0.00	-	
17	Common Facilities in Basement	0.00	-	
18	Others, if any (please specify) B WALL/GATE	44.44	07/15/2023	W.I.P

M/s DMA International


Kartikeya Mehta
(Architect)

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