

ARCHITECT'S CERTIFICATE

Form-REG-1

(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-02

Date: 06- July -2026

Information as on 30- June-2026

Subject: Certificate of Percentage of work done for the Project 'GULSHAN AVANTE', Project Registration No-UPRERAPRJ860880 situate in Village / Sector- Etehra, Tehsil- Dadri, Competent / Development Authority GNOIA, District Gautam Buddha Nagar PIN-203207, admeasuring 5416.54 sq.mts. area being developed by Gulshan Developers Pvt. Ltd,

I Ar. Shruti Jha have undertaken assignment as Architect for certifying Percentage of work done for the project 'GULSHAN AVANTE' situate on the Khasra No/ Plot no GH-03A, Sector- 16B, Greater Noida, U.P of village Etehra tehsil Dadri competent/ development authority GNOIDA District Gautam Buddha Nagar PIN 203207 admeasuring 5416.54 sq.mts area being developed by Gulshan Developers Pvt. Ltd.

Following technical professionals are appointed by owner / Promotor :-

- (i) Mr. Amit gangal 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 - A

Tower Number -A					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	05-05-2023	18-06-2023
2	Total Number of Basement and Plinth	2	100%	19-06-2023	30-11-2023
3	Total Number of Podiums		NA	NA	NA
4	Stilt Floor/Ground Floor	1	100.00%	01-12-2023	14-01-2024
5	Total Number of Slabs of Super Structure	24	100.00%	15-01-2024	19-03-2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46	75.00%	23-02-2025	17-06-2026
7	Sanitary Fittings within the Flat/Premises,	46	30.00%	04-04-2026	24-11-2026
8	Electrical Fitting within the Flat/Premises	46	27.00%	04-04-2026	24-11-2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28	35.00%	23-02-2025	17-06-2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	46	48.00%	01-10-2025	15-10-2026
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.	3	56.00%	24-04-2026	22-08-2026
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	56.00%	11-08-2026	09-12-2026

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Tower Number -B					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	05-05-2023	18-06-2023
2	Total Number of Basement and Plinth	2	100%	19-06-2023	30-11-2023
3	Total Number of Podiums		NA	NA	NA
4	Stilt Floor/Ground Floor	1	100.00%	01-12-2023	14-01-2024
5	Total Number of Slabs of Super Structure	24	100.00%	15-01-2024	19-03-2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46	75.00%	23-02-2025	17-06-2026
7	Sanitary Fittings within the Flat/Premises,	46	30.00%	04-04-2026	24-11-2026
8	Electrical Fitting within the Flat/Premises	46	26.00%	04-04-2026	24-11-2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28	35.00%	23-02-2025	17-06-2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	46	48.00%	01-10-2025	15-10-2026
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.	3	56.00%	24-04-2026	22-08-2026
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	56.00%	11-08-2026	09-12-2026

Tower Number -B					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100%	05-05-2023	18-06-2023
2	Total Number of Basement and Plinth	2	100%	19-06-2023	30-11-2023
3	Total Number of Podiums		NA	NA	NA
4	Stilt Floor/Ground Floor	1	100.00%	01-12-2023	14-01-2024
5	Total Number of Slabs of Super Structure	24	100.00%	15-01-2024	19-03-2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	46	71.00%	23-02-2025	17-06-2026
7	Sanitary Fittings within the Flat/Premises,	46	25.00%	04-04-2026	24-11-2026
8	Electrical Fitting within the Flat/Premises	46	25.00%	04-04-2026	24-11-2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	28	36.00%	23-02-2025	17-06-2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	46	48.00%	01-10-2025	15-10-2025

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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.	3	56.00%	24-04-2026	22-08-2026
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	56.00%	11-08-2026	09-12-2026

(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 - 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	80%	07-04-2026	23-11-2026
2	Water Supply/Drinking Water Facilities	80%	06-06-2026	13-11-2026
3	Sewerage (chamber, lines, Septic Tank, STP)	30%	27-05-2026	03-12-2026
4	Storm Water Drain	24%	27-05-2026	03-12-2026
5	Landscaping & Tree Planting	30%	06-07-2026	23-12-2026
6	Street Lighting	30%	22-07-2025	15-10-2026
7	Community Buildings	60%	20-01-2026	18-08-2026
8	Treatment & Disposal of Sewage and Sullage water /STP	80%	06-02-2026	15-08-2026
9	Solid Waste Management & Disposal	65%	06-02-2026	15-08-2026
10	Water Conservation, Rainwater Harvesting	10%	18-04-2026	04-11-2026
11	Energy Management/Use of Renewable Energy	65%	18-04-2026	04-11-2026
12	Fire Protection and Fire Safety Requirements	70%	19-03-2026	04-11-2026
13	Electrical Sub Station, Control Panel & Meter Room	62%	16-02-2026	15-08-2026
14	Receiving Station	0%	16-02-2026	15-08-2026
15	Plan of Development Works	60%	06-07-2026	23-12-2026
16	Emergency Evacuation Services	0%	06-07-2026	23-12-2026
17	Common Facilities in Basement	70%	20-01-2026	18-08-2026
18	Others, if any (please specify)		NA	NA

Yours Faithfully

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

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