



ARCHITECT'S CERTIFICATE

No.....

Date: 02 January 2026

Information as on 31 December 2025

Subject: Certificate of Percentage of Completion of the Project "CITY GRACE" Building/Block/Tower-"mn" of the Project UPRERA Registration Number "UPRERAPRJ787285" situated on the Plot No. GH-06, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries (Latitude 28°38'40.44"N & 28°38'41.64"N and Longitude 77°29'21.90"E & 77°29'14.78"E of the end points) 24 M wide road to the North, others property to the South, 45 M wide Road to the East and village SHAHPUR BAMHETA to the West. Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 7352.08 sq.mts. area being developed by M/s AGARWAL ASSOCIATES (PROMOTERS) LIMITED.

I, NIVEDITA AND UDAY PANDE CONSULTANTS have undertaken assignment as Architect of certifying Estimate of the Project "CITY GRACE" Building/Block/Tower-"mn" of the Project situated on the Plot No. GH-06, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 7352.08 sq.mts. area being developed by M/s AGARWAL ASSOCIATES (PROMOTERS) LIMITED.

- 1. Following technical professionals are appointed by owner/Promotor: -**
(i) Mr. Uday Pande as Architect for Nivedita and Uday Pande Consultants (NUPC)
(ii) Mr. V.D. Sharma as structural Consultant for Optimum Design Pvt. Ltd.
(iii) Mr. Tanveer Hussain as MEP Consultant Nivedita and Uday Pande Consultants
(iv) Mr. Meer Alam as Site Supervisor.

2. Based on Site Inspection, with respect to each of the Buildings /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 /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ787285 under UPRERA is as per table A herein below.

2.2 As on 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.

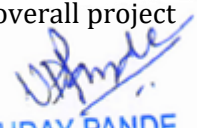

UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26



Table A

Tower Name----- Tower Mn

Sr. No.	Task /Activity	Number	Percentage Work Done	Activity Start Date	Activity End date
1	Excavation		100%	01/04/2021	01/05/2021
2	Two number of Basement(s) and Plinth	02	100%	11/04/2021	13/10/2021
3	Total number of Podiums	NA		----	----
4	Stilt Floor	00	100%	18/12/2021	27/01/2023
5	Total number of Slabs of Super Structure	19	100%	12/01/2023	01/10/2026
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	19	100%	01/01/2024	29/03/2029
7	Sanitary Fittings within the Flat/Premises	312	60%	03/08/2025	29/03/2029
8	Electrical Fittings within the Flat/premises	LS	95%	10/04/2024	29/03/2029
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	16	100%	11/04/2021	01/10/2026
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower, Overhead and Underground Water Tanks		100%	04/07/2025	19/03/2029
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and mechanical equipment's.		100%	25/11/2027	29/12/2028
12	Compliance to conditions of environment/Fire NOC, Electric Safety Certificate, Installation of lifts as per provision of Lift Act 2024, water pumps, Fire Fighting Fittings and equipment's as per CFO NOC. Electrical Fittings to common Areas, Electrical and Mechanical Equipment's etc. and all other works as may be required to obtain Occupation/ Completion Certificate		100%	01/04/2028	30/03/2029

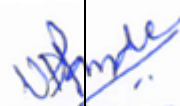

UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26



Table B

Internal & External Development Works (Common facilities) in Respect of the Entire Registered Project

Sr. No.	Common Areas and Facilities, Amenities	Number	Percentage of Work Done	Activity Start Date	Activity End date
1	Internal Roads & Footpaths		100%	01/07/2028	29/11/2028
2	Water Supply/Drinking Water facilities		100%	02/04/2028	21/05/2028
3	Sewerage (chamber, lines, Septic Tank, STP)		100%	02/04/2028	21/05/2028
4	Storm Water Drains		100%	02/04/2028	21/05/2028
5	Landscaping & Tree Planting		100%	20/07/2028	20/07/2028
6	Street Lighting		100%	01/07/2028	29/09/2028
7	Community Buildings	NA	-----	-----	-----
8	Treatment and disposal of sewage and sullage water/STP	NA	-----	-----	-----
9	Solid Waste management & Disposal	NA	-----	-----	-----
10	Water conservation, Rain water harvesting		100%	02/04/2028	29/09/2028
11	Energy management/Use of Renewable Energy	NA	-----	-----	-----
12	Fire protection and fire safety requirements		100%	08/05/2028	04/11/2028
13	Electrical sub-station, Control Panel & Meter Room	NA	-----	-----	-----
14	Receiving Station	NA	-----	-----	-----
15	Plan Of development Works		100 %	01/01/2028	31/03/2029
16	Emergency Evacuation Services	NA	-----	-----	-----
17	Common facilities in basement	NA			
18	Others, if any (Please Specify)	NA			

Yours Faithfully


UDAY PANDE
Architect-Urban Regional Planner
CA/87/10856-FITP-86/26

FOR NIVEDITA AND UDAY PANDE CONSULTANTS