

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.....

Date: 31-12-2025

Information as on 31st Dec 2025

Subject: Certificate of Percentage of work done for the Group Housing Project No. of building(s) - 10 Blocks {ASTOR, BARCLAY, BLOOMBERG, CHRYSLER, HUDSON, LEONARD, LEXINGTON, LIBERTY, REGIS & GAUR NYC EMPIRE (COMMUNITY + COMMERCIAL)} at "Gaur NYC Residences" UPRERAPRJ188811/08/2024 situated on Plot no- GH-06, Sector-3, Kingwood Enclave, Wave City, Ghaziabad U.P. - 201010, Demarcated by its boundaries (latitude and longitude of the end points) 283905.59N773008.09E, 283902.52N773011.60E, 283912.59N773016.17E, 283906.02N773018.02E, 283909.15N773020.02 of Village, Tehsil Ghaziabad, Competent/ Development authority GDA, District Ghaziabad PIN: 201001 admeasuring 47735.55 sq.mts. area being developed by M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd. Promoter ID - UPRERAPRM1769

I/We Vishal Sharma have undertaken assignment as Architect for certifying Percentage of work done for the Group Housing Project No. of building(s) - 10 Blocks {ASTOR, BARCLAY, BLOOMBERG, CHRYSLER, HUDSON, LEONARD, LEXINGTON, LIBERTY, REGIS & GAUR NYC EMPIRE (COMMUNITY + COMMERCIAL)} at "Gaur NYC Residences" UPRERAPRJ188811/08/2024 situated on Plot no- GH-06, Sector-3, Kingwood Enclave, Wave City, Ghaziabad U.P. - 201010, Demarcated by its boundaries (latitude and longitude of the end points) 283905.59N773008.09E, 283902.52N773011.60E, 283912.59N773016.17E, 283906.02N773018.02E, 283909.15N773020.02 of Village, Tehsil Ghaziabad, Competent/ Development authority GDA, District Ghaziabad PIN: 201001 admeasuring 47735.55 sq.mts. area being developed by M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd. Promoter ID - UPRERAPRM1769

1. Following technical professionals are appointed by Promoter: -

- i Shri Vishal Sharma as Licensed Surveyor / Architect
- ii M/s VMS Consultant Pvt Ltd as Structural Consultant
- iii M/s CESPL Consultant as MEP Consultant
- iv Shri Vipin Malik as Project 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.

Confluence Consultancy Services

New Delhi | Bengaluru | Dubai

F-1 ; First Floor, Mira Corporate Suites, | +91 1141684508 | ccs@inconfluence .com
Ishwar Nagar , New Delhi-110065 | +91 1141635305 | www.confluenceworld.in

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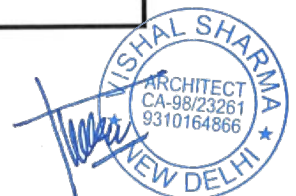
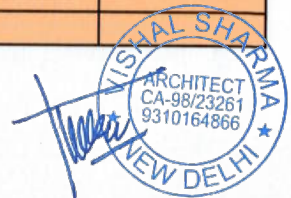


Table - A

Table - A					
Building/Wing/ Block /Tower Number or Name		Block - Gaur NYC Empire			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	19-04-2025	12-06-2025
2	Total Number of Basement and Plinth	2	50	11-12-2025	21-12-2025
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	30	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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.				
Building/Wing/ Block /Tower Number or Name		Block - ASTOR			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	12-01-2025	13-10-2025
2	Total Number of Basement and Plinth	2	0		
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		



5	Total Number of Slabs of Super Structure	32	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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.				

Building/Wing/ Block /Tower Number or Name		Block - BARCLAY			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0		
2	Total Number of Basement and Plinth	2	0		
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	32	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				



10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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.				

Building/Wing/ Block /Tower Number or Name		Block - BLOOMBERG			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0		
2	Total Number of Basement and Plinth	2	0		
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	32	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				



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.				
Building/Wing/ Block /Tower Number or Name		Block - CHRYSLER			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	24-03-2025	09-05-2025
2	Total Number of Basement and Plinth	2	50	31-10-2025	11-11-2025
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	32	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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.				



Building/Wing/ Block /Tower Number or Name		Block - HUDSON			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	02-09-2024	02-04-2025
2	Total Number of Basement and Plinth	2	100	24-09-2025	25-12-2025
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	32	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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Building/Wing/ Block /Tower Number or Name		Block - LEONARD			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	02-09-2024	19-02-2025
2	Total Number of Basement and Plinth	2	100	18-09-2025	19-12-2025
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	33	0		

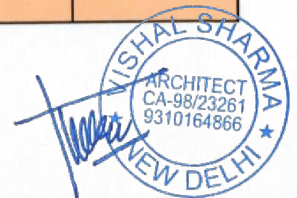


6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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Building/Wing/ Block /Tower Number or Name		Block - LEXINGTON			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	02-09-2024	12-02-2025
2	Total Number of Basement and Plinth	2	100	06-09-2025	08-11-2025
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	33	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				



10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				
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Building/Wing/ Block /Tower Number or Name		Block - LIBERTY			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	02-09-2024	21-01-2025
2	Total Number of Basement and Plinth	2	100	18-07-2025	10-10-2025
3	Total Number of Podiums	0	0		
4	Stilt Floor	1	0		
5	Total Number of Slabs of Super Structure	33	0		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
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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.				
Building/Wing/ Block /Tower Number or Name		Block - REGIS			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	02-09-2024	10-01-2025
2	Total Number of Basement and Plinth	2	100	29-05-2025	31-08-2025
3	Total Number of Podiums	0			
4	Stilt Floor	1	100	25-11-2025	29-11-2025
5	Total Number of Slabs of Super Structure	33			
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
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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			
2	Water Supply/Drinking Water Facilities			
3	Sewerage (chamber, lines, Septic Tank, STP)			
4	Storm Water Drain			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment & Disposal of Sewage and Sullage water /STP			
9	Solid Waste Management & Disposal			
10	Water Conservation, Rainwater Harvesting			
11	Energy Management/Use of Renewable Energy			
12	Fire Protection and Fire Safety Requirements			
13	Electrical Sub Station, Control Panel & Meter Room			
14	Receiving Station			
15	Plan of Development Works			
16	Emergency Evacuation Services			
17	Common Facilities in Basement			
18	Others, if any (please specify)			

