



Form-REG-1					
ARCHITECT'S CERTIFICATE (On Letter Head)					
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
No.2025-26/PC/GD/GEE/01 Information as on 31/01/2026			Date: 31/01/2026		
Subject. Certificate of Percentage work done for the Project "Gulshan Empire"					
Project · ID 1875174 situate in Village/ Plot No. GH-02B, Wave City, Ghaziabad 201010, Uttar Pradesh, Tehsil Ghaziabad Competent/Development Authority_Ghaziabad, District Ghaziabad PIN 201010, admeasuring 22504.50 sq. mts. Area being developed by Gulshan Empire Estate LLP Promoter Registration No. UPRERAPRM435155					
I/We Prakash Kr. Choudhary have undertaken assignment as Architect for certifying Percentage of work done for the project Gulshan Empire , Project · ID 1875174 situate on the Khasra No/ Plot No. GH-02B, Wave City, Ghaziabad, Tehsil Ghaziabad, competent/ development authority_Ghaziabad, District Ghaziabad PIN 201010					
Admeasuring 22504.57 sq.mts area being developed by Gulshan Empire Extate LLP Promoter Registration No. UPRERAPRM435155					
1. Following technical professionals are appointed by Promoter: -					
(i) M/s/ Shri /Smt Rajiv Gandhi as Licensed Surveyor/Architect					
(ii) M/s/ Shri /Smt V. D. Sharma as Structural Consultant					
(iii) M/s/ Shri /Smt Anand Havelia as MEP Consultant					
(iv) M/s/ Shri /Smt Abhishek Saxena as Site Supervisor					
2-Based on Site Inspection, with respect to each of the Plots/Building/Wings/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-A1					
Building/Wing/Block/Tower Number or Name		Tower E			
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	15-03-2026	25-04-2026
2	Total Number of Basement and Plinth	2	0%	26-04-2026	03-12-2026
3	Stilt Floor/Ground Floor	1	0%	04-12-2026	09-01-2027
4	Total Number of Slabs of Super Structure	32	0%	10-01-2027	28-10-2029
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	23-09-2027	31-12-2029
6	Sanitary Fittings within the Flat/Premises.	1	0%	31-12-2028	31-12-2029
7	Electrical Fitting within the Flat/ Premises	1	0%	03-10-2027	31-12-2029
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	21-03-2028	26-11-2029
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing, Overhead and Underground Water Tanks	1	0%	28-09-2029	25-02-2030
10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	14-12-2028	23-09-2030
11	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	100%	14-12-2028	22-12-2030
(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.....)					

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Table-A2					
Building/Wing/Block/Tower Number or Name		Tower D			
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	28-03-2026	08-05-2026
2	Total Number of Basement and Plinth	2	0%	09-05-2026	16-12-2026
3	Stilt Floor/Ground Floor	1	0%	17-12-2026	22-01-2027
4	Total Number of Slabs of Super Structure	32	0%	23-01-2027	10-11-2029
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	06-10-2027	14-11-2029
6	Sanitary Fittings within the Flat/Premises,	1	0%	13-01-2029	13-01-2030
7	Electrical Fitting within the Flat/ Premises	1	0%	16-10-2027	13-01-2030
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	03-04-2028	09-12-2029
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing, Overhead and Underground Water Tanks	1	0%	11-10-2029	10-03-2030
10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	27-12-2028	06-10-2030
11	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	100%	27-12-2028	20-12-2030

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Table-A3					
Building/Wing/Block/Tower Number or Name		Tower C			
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	04-04-2026	15-05-2026
2	Total Number of Basement and Plinth	2	0%	16-05-2026	23-12-2026
3	Stilt Floor/Ground Floor	1	0%	24-12-2026	29-01-2027
4	Total Number of Slabs of Super Structure	32	0%	30-01-2027	17-11-2029
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	13-10-2027	21-11-2029
6	Sanitary Fittings within the Flat/Premises,	1	0%	20-01-2029	20-01-2030
7	Electrical Fitting within the Flat/ Premises	1	0%	23-10-2027	20-01-2030
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	10-04-2028	16-12-2029
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing, Overhead and Underground Water Tanks	1	0%	18-10-2029	17-03-2030

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10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	03-01-2029	13-10-2030
11	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	100%	03-01-2029	01-01-2031

(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-A4

Building/Wing/Block/Tower Number or Name		Tower B			
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	20-04-2026	31-05-2026
2	Total Number of Basement and Plinth	2	0%	01-06-2026	08-01-2027
3	Stilt Floor/Ground Floor	1	0%	09-01-2027	14-02-2027
4	Total Number of Slabs of Super Structure	32	0%	15-02-2027	03-12-2029
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	29-10-2027	07-12-2029
6	Sanitary Fittings within the Flat/Premises,	1	0%	05-02-2029	05-02-2030
7	Electrical Fitting within the Flat/ Premises	1	0%	08-11-2027	05-02-2030
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	26-04-2028	01-01-2030
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing, Overhead and Underground Water Tanks	1	0%	03-11-2029	02-04-2030
10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	19-01-2029	29-10-2030
11	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	100%	19-01-2029	28-12-2030

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Table-A5

Building/Wing/Block/Tower Number or Name		Tower A			
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	27-04-2026	07-06-2026
2	Total Number of Basement and Plinth	2	0%	08-06-2026	15-01-2027

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3	Stilt Floor/Ground Floor	1	0%	16-01-2027	21-02-2027
4	Total Number of Slabs of Super Structure	32	0%	22-02-2027	10-12-2029
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	05-11-2027	12-02-2030
6	Sanitary Fittings within the Flat/Premises,	1	0%	12-02-2029	12-02-2030
7	Electrical Fitting within the Flat/ Premises	1	0%	15-11-2027	12-02-2030
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	03-05-2028	08-01-2030
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing, Overhead and Underground Water Tanks	1	0%	10-11-2029	09-04-2030
10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	26-01-2029	05-11-2030
11	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	100%	26-01-2029	04-01-2031

(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-A6

Building/Wing/Block/Tower Number or Name		Tower F			
S.No	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	27-05-2026	07-07-2026
2	Total Number of Basement and Plinth	2	0%	08-07-2026	07-03-2027
3	Stilt Floor/Ground Floor	1	0%	15-02-2027	23-03-2027
4	Total Number of Slabs of Super Structure	32	0%	24-03-2027	09-01-2030
5	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	05-12-2027	12-02-2030
6	Sanitary Fittings within the Flat/Premises,	1	0%	13-04-2029	13-04-2030
7	Electrical Fitting within the Flat/ Premises	1	0%	15-12-2027	13-04-2030
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	02-06-2028	13-04-2030
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of theBuilding/Wing, Overhead and Underground Water Tanks	1	0%	10-12-2029	09-05-2030
10	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	25-02-2029	05-12-2030

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11	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	100%	25-02-2029	04-01-2031
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(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	0%	26-09-2027	19-04-2030
2	Water Supply/Drinking Water Facilities	0%	30-01-2029	08-04-2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	08-03-2029	17-05-2030
4	Strom Water Drain	0%	17-09-2027	27-06-2030
5	Landscaping & Tree Planting	0%	27-11-2029	10-11-2030
6	Street Lighting	0%	24-01-2030	23-06-2030
7	Community Buildings	0%	15-03-2026	18-06-2027
8	Treatment & Disposal of Sewage and Sullage water/STP	0%	22-03-2030	02-11-2030
9	Solid Waste Management & Disposal	0%	02-05-2030	11-11-2030
10	Water Conservation, Rainwater Harvesting	0%	11-03-2029	20-06-2030
11	Energy Management/Use of Renewable Energy	0%	20-06-2029	23-07-2030
12	Fire Protection and Fire Safety Requirements	0%	23-03-2029	27-08-2030
13	Electrical Sub Station, Control Panel & Meter Room	0%	27-06-2029	26-05-2030
14	Receiving Room	0%	27-03-2030	26-08-2030
15	Plan of Development Works	0%	27-06-2029	26-11-2030
16	Emergency Evacuation Services	0%	27-09-2029	26-08-2030
17	Common Facilities in Basement	0%	27-12-2029	26-11-2030
18	Others, if any (please specify)		26-01-2030	16-01-2031

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect: PRAKASH KUMAR CHOUDHARY

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