

Annexure 1: Architect Certificate (Form-REG-1)

ARCHITECT'S CERTIFICATE (On Letter Head)		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.-229_2025			Date: 23-08-2025		
Information as on 22-08-2025					
Subject: Certificate of Percentage work done of 3 No. of Block(s) "IT Block-A, Commercial Block-B & Residential Block-C" for the Project "ASTRATHUM" Project Registration No. APPLIED situate on Plot No. 1, Sector Techzone-07, village Milak Lachchhi, Greater Noida, Tehsil Dadri Development Greater Noida Industrial Development Authority, District Gautam Buddha Nagar (U.P.) PIN-201009, admeasuring 27,363 sq.mts. area being developed by M/s Parmesh Construction Company Limited. [Promoter Id UPRERAPRM368747]					
I AR. NITIN BHATIA have undertaken assignment as Architect for certifying Percentage of work done 3 No. of Block(s) "IT Block-A, Commercial Block-B & Residential Block-C" for the project "ASTRATHUM" Project Registration No. APPLIED situate on Plot No. 1, Sector Techzone-07, village Milak Lachchhi, Greater Noida, Tehsil Dadri Development Greater Noida Industrial Development Authority, District Gautam Buddha Nagar (U.P.) PIN-201009, admeasuring 27,363 sq.mts. area being developed by M/s Parmesh Construction Company Limited. [Promoter Id UPRERAPRM368747]					
1. Following technical professionals are appointed by Promoter consulted by me for verification /for certification of the cost:-					
(i) Shri Gian P Mathur as Architect					
(ii) Shri Ajay Gupta as Structural Consultant					
(iii) Shri Gian P Mathur as MEP Consultant					
(iv) Shri Anil Dahiya as 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-A1					
Building/Wing/ Block /Tower Number or Name		Block A			
S.No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0%	01-10-2025	30-01-2026
2	Total Number of Basement and Plinth	2 Basements	0%	01-02-2026	30-03-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	22	0%	01-02-2026	30-06-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	-	0%	20-05-2026	30-01-2029
7	Sanitary Fittings within the Flat/ Premises,	-	0%	01-01-2028	30-12-2028
8	Electrical Fitting within the Flat/ Premises	-	0%	01-01-2028	30-12-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0%	01-01-2028	30-12-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	-	0%	20-05-2026	30-12-2028
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	-	0%	01-01-2028	30-12-2028
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.	-	0%	20-07-2025	05-03-2029
13	Additional Items HVAC System (Piping, FCU, AHU, Chillers)	-	0%	01-01-2028	30-12-2028

TABLE-A2					
Building/Wing/ Block /Tower Number or Name		Block B			
S.No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0%	01-10-2025	30-01-2026
2	Total Number of Basement and Plinth	2 Basements	0%	01-02-2026	30-03-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	4	0%	01-02-2026	30-06-2026
6	Interna walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	-	0%	20-05-2026	30-01-2029
7	Sanitary Fittings within the Flat/ Premises,	-	0%	01-01-2028	30-12-2028
8	Electrical Fitting within the Flat/ Premises	-	0%	01-01-2028	30-12-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0%	01-01-2028	30-12-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	-	0%	20-05-2026	30-12-2028
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	-	0%	01-01-2028	30-12-2028
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.	-	0%	20-07-2025	05-03-2029
13	Additional Items HVAC System (Piping, FCU, AHU, Chillers)	-	0%	01-01-2028	30-12-2028

TABLE-A3					
Building/Wing/ Block /Tower Number or Name		Block C			
S.No.	Task/Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	-	0%	01-10-2025	30-01-2026
2	Total Number of Basement and Plinth	2 Basements	0%	01-02-2026	30-03-2026
3	Total Number of Podiums	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA
5	Total Number of Slabs of Super Structure	26	0%	01-02-2026	10-10-2027
6	Interna walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	-	0%	20-05-2026	30-01-2029
7	Sanitary Fittings within the Flat/ Premises,	-	0%	01-01-2028	30-12-2028
8	Electrical Fitting within the Flat/ Premises	-	0%	01-01-2028	30-12-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	0%	01-01-2028	30-12-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	-	0%	20-05-2026	30-12-2028
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	-	0%	01-01-2028	30-12-2028
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.	-	0%	20-07-2025	05-03-2029
13	Additional Items HVAC System (Piping, FCU, AHU, Chillers)	-	0%	01-01-2028	30-12-2028

<b>TABLE-B</b>				
<b>Internal and external development works (common facilities) in respect of the entire registered project</b>				
<b>S.No.</b>	<b>Internal/External Development Work (Common Facilities)</b>	<b>% Work Done</b>	<b>Activity Start Date</b>	<b>Activity End Date</b>
1	Internal Roads & Footpaths	0%	01-01-2028	30-12-2028
2	Water Supply/Drinking Water Facilities	0%	01-01-2028	30-12-2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	01-01-2028	30-12-2028
4	Storm Water Drain	0%	01-01-2028	30-12-2028
5	Landscaping & Tree Planting	0%	01-01-2028	30-12-2028
6	Street Lighting	0%	01-01-2028	30-12-2028
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	01-01-2028	30-12-2028
9	Solid Waste Management & Disposal	0%	01-01-2028	30-12-2028
10	Water Conservation, Rainwater Harvesting	0%	01-01-2028	30-12-2028
11	Energy Management/Use of Renewable Energy	0%	01-01-2028	30-12-2028
12	Fire Protection and Fire Safety Requirements	0%	01-07-2027	30-06-2028
13	Electrical Sub Station, Control Panel & Meter Room	0%	01-01-2028	30-12-2028
14	Receiving Station	0%	01-01-2028	30-12-2028
15	Plan of Development Works (Boundary wall , Gate, Guard Hut etc.)	0%	20-07-2025	05-03-2029
16	Emergency Evacuation Services	0%	01-07-2027	30-06-2028
17	Common Facilities in Basement	0%	01-07-2027	30-06-2028
18	Others, Site Mobilisation, Temporary work for Construction, Site office, Sales office, Sample Flat and other misc. works	0%	01-10-2025	30-01-2026

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

**AR. NITIN BHATIA**

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**ARCHITECT**  
**NITIN BHATIA, B.ARCH**  
**CA/2007/40059**