



# ARCHANA RAJ PLANNERS & CONSULTANTS

OFFICE ADDRESS: PANDIT SHANKER DUTT SHARMA MARG OPP.CIVIL LINES  
POLICE STATION.  
0591-2414450, 09359438900(MORADABAD)

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

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.2

Date: 13.04.2026

Information as on 31.03.2026

**Subject: Certificate of Amount Incurred for Construction and Development of the Project Sai Garden Homes, UPRERA Project Registration No to be applied, situate in Village MUKRABPUR AHATMALI Tehsil Moradabad District Moradabad U.P., Competent Development Authority- Moradabad Development Authority, admeasuring 1778.25 sq.mts. area being developed by Promoter ACC Township and Land Development and other Co-Promoters Kapil Chhabra and Rakhi Ahuja Promoter Id UPRERAPRM400218.**

I, Ar. Vinayak Gupta have undertaken assignment as Architect for certifying Percentage of work done for the project Sai Garden Homes, situate on the KHASARA NO. 58, 59 and 60 VILLAGE MUKRABPUR AHATMALI, TEHSIL MORADABAD, DISTRICT MORADABAD U.P. Competent development authority-Moradabad Development Authority, admeasuring 1778.25 sq.mts area being developed by Promoter ACC Township and Land Development and other Co-Promoter Kapil Chhabra and Rakhi Ahuja, Promoter Id UPRERAPRM400218.

1. Following technical professionals are appointed by Promoter: -

- (i) Shri Vinayak Gupta as Architect.
- (ii) Shri Er. Azhar as Structural Consultant
- (iii) Shri Rajesh Kumar as MEP Consultant
- (iv) Shri Shadab as Site Supervisor

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.

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

| <b>Table-B</b><br>Internal and external development works (common facilities) in respect of the entire registered project |                                                               |                    |                            |                          |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------|----------------------------|--------------------------|
| <b>Sr. 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                                    | 34%                | 01.11.2025                 | -                        |
| 2                                                                                                                         | Water Supply/Drinking Water Facilities                        | 28%                | -                          | -                        |
| 3                                                                                                                         | Sewerage (chamber, lines, Septic Tank, STP)                   | 30%                | -                          | -                        |
| 4                                                                                                                         | Storm Water Drain                                             | 22.9%              | -                          | -                        |
| 5                                                                                                                         | Landscaping & Tree Planting                                   | -                  | 01.11.2025                 | -                        |
| 6                                                                                                                         | Street Lighting                                               | 45%                | 01.11.2025                 | -                        |
| 7                                                                                                                         | Community Buildings                                           | NA                 | NA                         | NA                       |
| 8                                                                                                                         | Treatment & Disposal of Sewage and SuBage water /STP          | 47%                | -                          | -                        |
| 9                                                                                                                         | Solid Waste Management & Disposal                             | NA                 | -                          | -                        |
| 10                                                                                                                        | Water Conservation, Rainwater Harvesting                      | NA                 | -                          | -                        |
| 11                                                                                                                        | Energy Management/Use of Renewable Energy                     | NA                 | NA                         | NA                       |
| 12                                                                                                                        | Fire Protection and Fire Safety Requirements                  | NA                 | NA                         | NA                       |
| 13                                                                                                                        | Electrical Sub Station, Control Panel & Meter Room            | 7.2%               | -                          | -                        |
| 14                                                                                                                        | Receiving Station                                             | NA                 | NA                         | NA                       |
| 15                                                                                                                        | Plan of Development Works                                     | NA                 | NA                         | NA                       |
| 16                                                                                                                        | Emergency Evacuation Services                                 | NA                 | NA                         | NA                       |
| 17                                                                                                                        | Common Facilities in Basement                                 | NA                 | NA                         | NA                       |
| 18                                                                                                                        | Others, if any (please specify)                               | 20%                | NA                         | NA                       |

**PERCENTAGE OF WORK COMPLETION= 16.2%**

Yours Faithfully

Signature & Name

(IN BLOCK LETTERS) OF Architect Ar. VINAYAK GUPTA

(License NO .....)

Mobile No. 9359438900

Email ID [arpcl@outlook.com](mailto:arpcl@outlook.com)

