



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: 14.07.2026

Information as on 30.06.2026

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.

Table-A					
Building/Wing/ Block /Tower Number or Name					
Sr. No	Task/ Activity	Number	Work Done %	Activity Start Date	Activity End Date
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)					

Table-B Internal and external development works (common facilities) in respect of the entire registered project				
Sr. No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	63.92%	01.11.2025	-
2	Water Supply/Drinking Water Facilities	94%	-	-
3	Sewerage (chamber, lines, Septic Tank, STP)	93.98%	-	-
4	Storm Water Drain	58.9%	-	-
5	Landscaping & Tree Planting	0.25%	01.11.2025	-
6	Street Lighting	0.5%	01.11.2025	-
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and SuBage water /STP	0.8%	-	-
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	17.2%	-	-
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)	42.16%	NA	NA

PERCENTAGE OF WORK COMPLETION= 41.3%

Yours Faithfully

Signature & Name

(IN BLOCK LETTERS) OF Architect Ar. VINAYAK GUPTA

(License NO)

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