

AR. NIRAJ KUMAR NANDA (COA- CA/2009/46122)
ARCHITECTURE || INTERIOR DESIGN || LANDSCAPE
C1 SECTOR 03 NOIDA - 201301

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.

Date: 30/03/2026

Information as on

Subject: Certificate of Percentage of work done for the Project **UCHDPL- VERIDIA HEIGHTS**<Project_Registration_No- AF> situate in Village / Sector **Sadiqpur urf Kazipura**, Tehsil **Ghaziabad**, **Ghaziabad Development Authority**, District Ghaziabad, PIN 201002, admeasuring **26268.3 sq. meter** area, being developed by [**M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd.**] and [UPRERAPRM5538]

I **Niraj Kumar Nanda** have undertaken assignment as Architect for certifying certifying the amount incurred for the work done on the project **<UCHDPL- VERIDIA HEIGHTS > <AF>**, situate on the Khasra No/ Plot no **GH-2, Sector 1, Wave City, Ghaziabad** of village **Sadiqpur urf Kazipura**, Tehsil Ghaziabad, **Ghaziabad Development Authority**, District Ghaziabad, PIN 201002, admeasuring **26268.3 sq. meter** area, being developed by [**M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd.**] and [UPRERAPRM5538],

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Shri **NIRAJ KUMAR NANDA** as Licensed Surveyor / Architect
- (ii) M/s **KMH Engineering** as Structural Consultant
- (iii) M/s **Electro Consultant** as MEP Consultant
- (iv) Ms **RAJESH JOSHI** 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		TOWER -1 (B 1)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	11-11-2026	25-11-2026
2	Total Number of Basement and Plinth	2	0	21-11-2026	30-04-2027
3	Total Number of Podiums		NA		
4	Stilt Floor		0	01-05-2027	14-06-2027
5	Total Number of Slabs of Super Structure	29	0	01-05-2027	22-12-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	20-02-2029	04-06-2030

Niraj Kumar Nanda, Architect
Council of Architecture
Registration No. CA/2009/46122

7	Sanitary Fittings within the Flat/Premises,		0	20-10-2029	07-05-2030
8	Electrical Fitting within the Flat/Premises		0	22-12-2028	25-01-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-05-2027	22-12-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	22-12-2028	25-01-2030
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.		0	22-12-2028	19-09-2029
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	01-01-2031	22-02-2031

(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 - A

Building/Wing/ Block /Tower Number or Name		TOWER -2 (B 2)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	16-11-2026	30-11-2026
2	Total Number of Basement and Plinth	2	0	26-11-2026	15-05-2027
3	Total Number of Podiums		NA		
4	Stilt Floor		0	16-05-2027	29-06-2027
5	Total Number of Slabs of Super Structure	29	0	16-05-2027	07-01-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	06-02-2029	20-06-2030
7	Sanitary Fittings within the Flat/Premises,		0	04-11-2029	22-05-2030
8	Electrical Fitting within the Flat/Premises		0	07-01-2029	01-07-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	16-05-2027	07-01-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	07-01-2029	01-07-2030
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.		0	07-07-2029	01-07-2030

Niraj Kumar Nanda, Architect
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Registration No. 34124/2015

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	01-01-2031	22-02-2031
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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 - A

Building/Wing/ Block /Tower Number or Name		TOWER -3 (B 3)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	11-05-2028	25-05-2028
2	Total Number of Basement and Plinth	2	0	21-05-2028	04-06-2028
3	Total Number of Podiums		NA		
4	Stilt Floor		0	08-11-2028	22-12-2028
5	Total Number of Slabs of Super Structure	29	0	08-11-2028	03-07-2030
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	14-11-2029	24-10-2030
7	Sanitary Fittings within the Flat/Premises,		0	16-11-2030	13-02-2031
8	Electrical Fitting within the Flat/Premises		0	01-11-2029	14-10-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	08-11-2028	03-07-2030
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	01-11-2029	14-10-2030
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.		0	17-09-2030	14-10-2030
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	01-01-2031	22-02-2031

(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 - A

Building/Wing/ Block /Tower Number or Name	TOWER -4 (A2)
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S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	01-11-2026	15-11-2026
2	Total Number of Basement and Plinth	2	0	11-11-2026	30-04-2027
3	Total Number of Podiums		NA		
4	Stilt Floor		0	01-05-2027	14-06-2027
5	Total Number of Slabs of Super Structure	29	0	01-05-2027	23-12-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	22-01-2029	05-06-2030
7	Sanitary Fittings within the Flat/Premises,		0	20-10-2029	05-07-2030
8	Electrical Fitting within the Flat/Premises		0	23-12-2028	26-01-2030
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01-05-2027	23-12-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	23-12-2028	26-01-2030
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.		0	01-09-2029	26-01-2030
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	01-01-2031	22-02-2031

(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 - A

Building/Wing/ Block /Tower Number or Name		TOWER -5 (A1)			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		0	12-05-2028	26-05-2028
2	Total Number of Basement and Plinth	2	0	22-05-2028	08-11-2028
3	Total Number of Podiums		NA		
4	Stilt Floor		0	09-11-2028	23-12-2028
5	Total Number of Slabs of Super Structure	29	0	09-11-2028	04-07-2030
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	15-11-2029	25-10-2030
7	Sanitary Fittings within the Flat/Premises,		0	17-11-2030	14-02-2031
8	Electrical Fitting within the Flat/Premises		0	30-10-2029	22-02-2031
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	09-11-2028	04-07-2030

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	30-10-2029	22-02-2031
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.		0	31-10-2029	16-11-2030
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	01-01-2031	22-02-2031

(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 - 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	31-05-2028	08-08-2030
2	Water Supply/Drinking Water Facilities	0	31-05-2028	08-08-2030
3	Sewerage (chamber, lines, Septic Tank, STP)	0	31-05-2028	08-08-2030
4	Storm Water Drain	0	01-04-2029	08-08-2030
5	Landscaping & Tree Planting	0	15-06-2030	31-12-2030
6	Street Lighting	0	09-08-2028	10-12-2029
7	Community Buildings	0	11-01-2027	24-04-2029
8	Treatment & Disposal of Sewage and Sullage water /STP	0	12-11-2029	07-09-2030
9	Solid Waste Management & Disposal	0	31-05-2028	12-10-2029
10	Water Conservation, Rainwater Harvesting	0	31-05-2028	12-10-2029
11	Energy Management/Use of Renewable Energy	0	09-08-2028	10-12-2029
12	Fire Protection and Fire Safety Requirements	0	08-09-2028	20-01-2030
13	Electrical Sub Station, Control Panel & Meter Room	NA		
14	Receiving Station	NA		
15	Plan of Development Works	NA		
16	Emergency Evacuation Services	NA		
17	Common Facilities in Basement	NA		
18	Others, if any (please specify)	NA		


 Niraj Kumar Nanada
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