

VIJAY PRAKASH & ARCHITECTS

ARCHITECT PLANNER LANDSCAPE AND INTERIOR CONSULTANT

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: _____

Date: 14-02-2026

Information as on 30-09-2025

Subject: Certificate of Percentage work done for the Project SHRI RADHA AQUA GARDENS RERA Registration No. – UPRERAPRM14449 situate in Village / Sector- 16B Greater Noida West, Tehsil- DADRI Competent / Development Authority – GREATER NOIDA

District – GREATER NOIDA PIN- 201308 admeasuring 20121 sq.mts. area being developed by DECENT BUILDWELL PVT, LTD. Having RERA Registration No. – UPRERAPRM14449.

I/We, Mr. VIJAY PRAKASH and Architects , have undertaken assignment as Architect for certifying Percentage of work done for the project SHRI RADHA AQUA GARDENS RERA REGISTRATION NO. UPRERAPRM14449 situate on the Khasra No/ Plot no- GH05A, SECTOR – 16 B of village- GREATER NOIDA, tehsil- DADRI, competent/ development authority- GREATER NOIDA, District – GREATER NOIDA, PIN- 201308 admeasuring 20121 sq.mts area being developed by DECENT BUILDWELL PVT, LTD. Having **RERA Registration No. – UPRERAPRM14449.**

1. Following technical professionals are appointed by Promoter:

- (i) M/S VIJAY PRAKASH AND ARCHITECTS as Licensed Surveyor / Architect
- (ii) M/s OPTIMUM DESIGN as Structural Consultant
- (iii) M/s PKV CONSULTING ENGINEERS (P) LTD. as MEP Consultant
- (iv) Shri BIRENDRA KUMAR SHARMA 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 the plotted development and/or buildings which are common to overall project is detailed in the Table-B.



A-1503 Tower 19 Shri Radha SKY Gardens Gr. Noida West Gautam Budha Nagar
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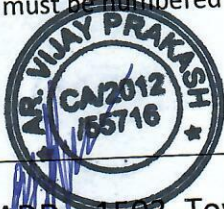
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Table – A1

Building/Wing/Block/Tower Name- SLV					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01/01/2017	15/09/2017
2	Total Number of Basement and Plinth		100	01/10/2017	15/02/2018
3	Total Number of Podiums		100	01/04/2018	15/06/2018
4	Stilt Floor				
5	Total Number of Slabs of Super Structure		100	01/07/2018	31/12/2020
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100	01/01/2020	01/06/2022
7	Sanitary Fittings within the Flat/Premises,		45	15/02/2025	01/01/2026
8	Electrical Fitting within the Flat/Premises		45	15/02/2024	01/01/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		100	01/07/2018	31/12/2020
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		95	01/05/2023	15/11/2025
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.		88	08/02/2024	15/11/2025
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.		60	08/05/2024	15/12/2025

(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.....)



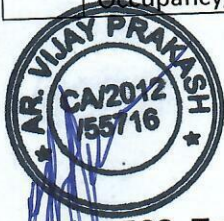
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Table – A2

Table – A2					
S.No	Building/Wing/Block/Tower Name- NLV	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01/01/2017	15/09/2017
2	Total Number of Basement and Plinth		100	01/10/2017	15/02/2018
3	Total Number of Podiums		100	01/04/2018	15/06/2018
4	Stilt Floor				
5	Total Number of Slabs of Super Structure		100	01/07/2018	31/12/2020
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100	01/01/2020	01/06/2022
7	Sanitary Fittings within the Flat/Premises,		45	15/02/2025	01/01/2026
8	Electrical Fitting within the Flat/Premises		45	15/02/2024	01/01/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		100	01/07/2018	31/12/2020
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		90	01/05/2023	15/11/2025
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.		85	08/02/2024	15/11/2025
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.		60	08/05/2024	15/12/2025



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Table – A3

Table – A3					
Building/Wing/Block/Tower Name- LAGOON					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01/01/2017	15/09/2017
2	Total Number of Basement and Plinth		100	01/10/2017	15/02/2018
3	Total Number of Podiums		100	01/04/2018	15/06/2018
4	Stilt Floor				
5	Total Number of Slabs of Super Structure		100	01/07/2018	31/12/2020
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100	01/01/2020	01/06/2022
7	Sanitary Fittings within the Flat/Premises,		35	15/02/2025	01/02/2026
8	Electrical Fitting within the Flat/Premises		35	15/02/2024	01/02/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		80	01/07/2018	31/12/2020
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		80	01/05/2023	15/11/2025
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.		80	08/02/2024	15/11/2025
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.		60	08/05/2024	15/12/2025



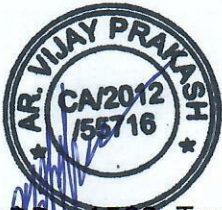
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Table – A4

Table – A4					
Building/Wing/Block/Tower Name-CASCADE					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01/02/2017	15/09/2017
2	Total Number of Basement and Plinth		100	25/10/2017	30/04/2018
3	Total Number of Podiums		100	01/05/2018	15/06/2018
4	Stilt Floor				
5	Total Number of Slabs of Super Structure		90	30/06/2018	30/09/2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		85	12/02/2020	01/12/2025
7	Sanitary Fittings within the Flat/Premises,		5	01/10/2025	30/09/2026
8	Electrical Fitting within the Flat/Premises		5	01/10/2025	30/09/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		65	25/06/2018	30/09/2025
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		37	18/11/2023	31/12/2025
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.		20	23/08/2024	01/02/2026
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	01/05/2026	30/09/2026



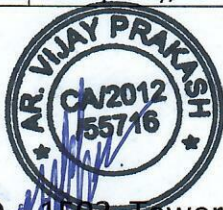
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Table – A5

Table – A5					
	Building/Wing/Block/Tower Name-FONTANE				
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01/02/2017	15/09/2017
2	Total Number of Basement and Plinth		100	25/02/2023	15/06/2023
3	Total Number of Podiums		100	01/07/2023	31/05/2024
4	Stilt Floor				
5	Total Number of Slabs of Super Structure		48	30/06/2024	31/03/2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		32	25/07/2024	15/04/2026
7	Sanitary Fittings within the Flat/Premises,		0		
8	Electrical Fitting within the Flat/Premises		0		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		27	15/08/2024	01/04/2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		0	15/05/2026	31/08/2026
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	01/06/2026	31/08/2026
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	30/04/2026	30/09/2026



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Table – A6

Table – A6					
	Building/Wing/Block/Tower Name- BASEMENT				
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01/01/2017	15/02/2018
2	Total Number of Basement and Plinth		100	01/03/2018	31/07/2028
3	Total Number of Podiums				
4	Stilt Floor				
5	Total Number of Slabs of Super Structure		100	15/09/2018	30/11/2018
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		75	18/12/2018	30/11/2025
7	Sanitary Fittings within the Flat/Premises,		0		
8	Electrical Fitting within the Flat/Premises		0		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		80	15/04/2024	30/11/2025
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks		60	15/02/2024	31/12/2025
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.		85	15/04/2023	31/10/2025
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.		25	15/05/2025	31/12/2025



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Table – B

Internal and external development works (common facilities) in respect of the entire registered

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Project	Activity start Date	Activity End Date
1	Internal Roads & Footpaths	45		15/12/2024	15/03/2026
2	Water Supply/Drinking Water Facilities	80		15/05/2023	31/12/2025
3	Sewerage (chamber, lines, Septic Tank, STP)	85		15/11/2024	31/12/2025
4	Storm Water Drain	85		15/12/2024	31/12/2025
5	Landscaping & Tree Planting	40		01/01/2025	31/03/2026
6	Street Lighting	48			
7	Community Buildings	97		01/03/2024	15/07/2025
8	Treatment & Disposal of Sewage and Sullage water /STP	75		01/10/2024	15/11/2025
9	Solid Waste Management & Disposal	30		15/12/2024	15/03/2026
10	Water Conservation, Rainwater Harvesting	75		15/11/2024	31/12/2025
11	Energy Management/Use of Renewable Energy	0			
12	Fire Protection and Fire Safety Requirements	90		12/01/2024	31/12/2025
13	Electrical Sub Station, Control Panel & Meter Room	60		15/01/2025	31/03/2026
14	Receiving Station	75			
15	Plan of Development Works	50		15/11/2024	31/12/2025
16	Emergency Evacuation Services	60		01/09/2025	31/03/2026
17	Common Facilities in Basement	80		15/11/2024	31/12/2025
18	Others, if any (please specify)	75		15/05/2018	31/03/2025

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF Architect

(License NO.

Mobile No.

Email ID...



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