

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: 04-10-2025

Information as on _31-03-2025

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.



Table – A1

ADD- 1503, Tower 19, Shri Radha SKY Gardens GR Noida West Gautam Budha Nagar
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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,		30	15/02/2025	01/01/2026
8	Electrical Fitting within the Flat/Premises		30	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		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.		50	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....)



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	30		15/12/2024	15/03/2026
2	Water Supply/Drinking Water Facilities	70		15/05/2023	31/12/2025
3	Sewerage (chamber, lines, Septic Tank, STP)	65		15/11/2024	31/12/2025

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4	Storm Water Drain	60	15/12/2024	31/12/2025
5	Landscaping & Tree Planting	5	01/01/2025	31/03/2026
6	Street Lighting	10		
7	Community Buildings	80	01/03/2024	15/07/2025
8	Treatment & Disposal of Sewage and Sullage water /STP	40	01/10/2024	15/11/2025
9	Solid Waste Management & Disposal	25	15/12/2024	15/03/2026
10	Water Conservation, Rainwater Harvesting	15	15/11/2024	31/12/2025
11	Energy Management/Use of Renewable Energy	0		
12	Fire Protection and Fire Safety Requirements	69	12/01/2024	31/12/2025
13	Electrical Sub Station, Control Panel & Meter Room	15	15/01/2025	31/03/2026
14	Receiving Station	11		
15	Plan of Development Works	40	15/11/2024	31/12/2025
16	Emergency Evacuation Services	0	01/09/2025	31/03/2025
17	Common Facilities in Basement	52	15/11/2024	31/12/2025
18	Others, if any (please specify)	52	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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Table – A2

Table – A2					
	Building/Wing/Block/Tower Name- NLV				
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,		22	15/02/2025	01/01/2026
8	Electrical Fitting within the Flat/Premises		22	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		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.		75	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.		50	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,		20	15/02/2025	01/02/2026
8	Electrical Fitting within the Flat/Premises		20	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.		50	08/05/2024	15/12/2025



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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		40	30/06/2024	31/03/2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		25	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		20	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 – 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		80	30/06/2018	30/09/2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		75	12/02/2020	01/12/2025
7	Sanitary Fittings within the Flat/Premises,		0	01/10/2025	30/09/2026
8	Electrical Fitting within the Flat/Premises		0	01/10/2025	30/09/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		50	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		35	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 – 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		50	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		25	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		50	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.		0	15/05/2025	31/12/2025



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