



We make it possible

ARCHNA RAJ PLANNERS & CONSULTANTS

Architecture | Interior | Urban Designer | Landscape

Ar. Vinayak Gupta

B.Arch, M.Arch (Cardiff University-U.K.)

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:15-01-2026

Information as on 31-12-2025

Subject: Certificate of Percentage of Completion of Development Work of Pearl Residency (No. of plots 21) of the Project [UPRERA Registration Number .UPRERAPRJ478529 situated on the Khasra No 288/3MI,309/1MI, 310MI, 311MI,312,315/1,480/1,481/1 demarcated by its boundaries (latitude 28.880248 and longitude 78.756063 of the end-points) situated at VILL-HARTHALA AHATMALI TEHSIL & DISTT.-MORADABAD, Under Moradabad Development Authority, District Moradabad, PIN244001 , admeasuring 15,253.28 sq. meter area, being developed by JUPITER LAMINATORS PRIVATE LIMITED and Promoter Id UPRERAPRM245276 ,Designated A/C 923020036862036, Bank Name AXIS BANK, Moradabad

I, Vinayak Gupta have undertaken assignment as Architect for certifying Percentage of work done for the project Pearl Residency, Project Registration Number ..UPRERAPRJ478529 situated on the Khasra No 288/3MI,309/1MI, 310MI, 311MI,312,315/1,480/1,481/1 demarcated by its boundaries (latitude 28.880248 and longitude 78.756063 of the end-points) situated at VILL-HARTHALA AHATMALI TEHSIL & DISTT.-MORADABAD, Under Moradabad Development Authority, District Moradabad, PIN244001 , admeasuring 15,253.28 sq. meter area, being developed by JUPITER LAMINATORS PRIVATE LIMITED and Promoter Id UPRERAPRM245276 ,Designated A/C 923020036862036, Bank Name AXIS BANK, Moradabad

1. Following technical professionals are appointed by Promoter: -

- (i) M/s AR. VINAYAK GUPTA as Architect.
- (ii) M/s ER. AZHAR as Structural Consultant
- (iii) M/ RAJESH KUMAR as MEP Consultant
- (iv) M/s 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	89%	1/1/2023	
2	Water Supply/Drinking Water Facilities	92%	1/1/2023	
3	Sewerage (chamber, lines, Septic Tank, STP)	94%	1/1/2023	
4	Storm Water Drain	94%	1/1/2023	
5	Landscaping & Tree Planting	90%	1/1/2023	
6	Street Lighting	92%	1/1/2023	
7	Community Buildings	-		
8	Treatment & Disposal of Sewage and Seepage water /STP	94%	1/1/2023	
9	Solid Waste Management & Disposal	95%	1/1/2023	
10	Water Conservation, Rainwater Harvesting	90%	1/1/2023	
11	Energy Management/Use of Renewable Energy	NA		
12	Fire Protection and Fire Safety Requirements	NA		
13	Electrical Sub Station, Control Panel & Meter Room	93%	1/1/2023	
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)	70.5%	1/1/2023	

PERCENTAGE OF COMPLETION WORK 91%

Yours Faithfully

Signature & Name

(IN BLOCK LETTERS) OF Architect - AR. VINAYAK GUPTA

(License NO) - CA/2014/65763

Mobile No. 9359438900

Email ID archplan8@gmail.com

