

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:

Information as on 1.09.2025

Subject: Certificate of Percentage of work done for the Project VEWE Street Phase II situated in commercial 8 , Jaipuria Sunrise Greens NH-24 Village Shahpur Bamheta , Ghaziabad under Ghaziabad Development Authority Ghaziabad for plot no. 1,2 &3 admeasuring 188.64 sqm each totaling to 565.92 sqm area being developed by Welcome Vertex Infra Pvt. Ltd

I/We Syed Azhar Hussain have undertaken assignment as Architect for certifying Percentage of work done for the project VEWE Street situate at commercial 8 , Jaipuria Sunrise Greens NH-24 on Plot no 1,2&3 of village Shahpur Bamheta Ghaziabab under Ghaziabad development authority , Ghaziabad admeasuring 188.64 sqm each totalign to 565.92 sqm area being developed by M/s Welcome Vertex Infra Pvt. Ltd .

1. Following technical professionals are appointed by Promoter:-

- (i) Shri Syed Azhar Hussain as Architect
- (ii) Shri Rabi Akhtar as Structural Consultant
- (iii) We Design Associates as MEP Consultant
- (iv) Shri Deepak Vashistha 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		Plot No.1			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	01-12-2025	01-03-2026
2	Total Number of Basement and Plinth	1	0%	01-03-2026	28-08-2026
3	Total Number of Podiums	0	0%		
4	Stilt Floor	0	0%		
5	Total Number of Slabs of Super Structure	5	0%	01-07-2026	30-11-2026



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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-12-2026	29-06-2027
7	Sanitary Fittings within the Flat/Premises,		0%	01-06-2027	30-08-2027
8	Electrical Fitting within the Flat/Premises		0%	01-03-2027	30-08-2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-12-2026	30-05-2027
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%	01-06-2027	30-11-2027
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%	01-12-2027	31-05-2028
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.			01-06-2028	30-11-2028

Table - A

Building/Wing/ Block /Tower Number or Name		Plot No.2			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	01-01-2026	01-04-2026
2	Total Number of Basement and Plinth	1	0%	01-04-2026	28-09-2026
3	Total Number of Podiums	0	0%		
4	Stilt Floor	0	0%		
5	Total Number of Slabs of Super Structure	5	0%	01-08-2026	31-12-2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-01-2027	30-07-2027



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SAH & ASSOCIATES

7	Sanitary Fittings within the Flat/Premises,		0%	02-07-2027	30-09-2027
8	Electrical Fitting within the Flat/Premises		0%	01-04-2027	30-09-2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-01-2027	30-06-2027
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%	02-07-2027	31-12-2027
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%	01-01-2028	01-07-2028
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.			02-07-2028	31-12-2028

Building/Wing/ Block /Tower Number or Name		Plot No.3			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	01-02-2026	02-05-2026
2	Total Number of Basement and Plinth	1	0%	02-05-2026	29-10-2026
3	Total Number of Podiums	0	0%		
4	Stilt Floor	0	0%		
5	Total Number of Slabs of Super Structure	5	0%	01-09-2026	31-01-2027
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%	01-02-2027	30-08-2027
7	Sanitary Fittings within the Flat/Premises,		0%	02-08-2027	31-10-2027
8	Electrical Fitting within the Flat/Premises		0%	02-05-2027	31-10-2027



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9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01-02-2027	31-07-2027
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%	02-08-2027	31-01-2028
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%	01-02-2028	01-08-2028
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.			02-08-2028	31-01-2029

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%	01-12-2028	30-05-2029
2	Water Supply/Drinking Water Facilities	0%	01-12-2028	30-05-2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%		
4	Storm Water Drain	0%	01-02-2029	02-05-2029
5	Landscaping & Tree Planting	0%	01-03-2029	28-08-2029
6	Street Lighting	0%	01-03-2029	28-08-2029
7	Community Buildings	0%		
8	Treatment & Disposal of Sewage and Sullage water /STP	0%		
9	Solid Waste Management & Disposal	0%	01-03-2029	28-08-2029
10	Water Conservation, Rainwater Harvesting	0%		
11	Energy Management/Use of Renewable Energy	0%		
12	Fire Protection and Fire Safety Requirements	0%		
13	Electrical Sub Station, Control Panel & Meter Room	0%		
14	Receiving Station	0%		


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15	Plan of Development Works	0%	30-05-2029	27-08-2029
16	Emergency Evacuation Services	0%		
17	Common Facilities in Basement	0%	01-12-2028	28-08-2029
18	Others, if any (please specify)	0%		

Yours Faithfully

Signature & Name (SYED AZHAR HUSSAIN) of Architect
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SYED AZHAR HUSSAIN
CA/2011/54056



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