



Annexure 1 : Architect's Certificate (Form REG-1)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Project, withdrawal of Money from Separate Account and submission of Quarterly progress report)

No.....

Date: 15.10.2025

Information as on 15.10.25

Subject: Certificate of Percentage Work done for the Project Nirala Diadem, Applied for Registration No., situated in Sector-10, Tehsil Gautam Budh Nagar, Competent Authority/ Development Authority Greater Noida Industrial Development Authority District Gautam Budh Nagar PIN 201301 admeasuring 10600 Sq. mtr., area being developed by M/s Parth BUILTECH Private Limited (Promoter ID) applied for:

I Mr. Gian P. Mathur M/s. Gian. P. Mathur & Associates Pvt. Ltd have undertaken assignment as Architect of certifying Percentage of Work done for the Project Nirala Diadem, Commercial Block situated on Plot No. C-6, Sector -10 , Greater Noida, competent/ development authority, Greater Noida Industrial Development Authority District Gautam Budh Nagar PIN 201301 admeasuring 10600 sq.mts. area being developed by M/S Parth BUILTECH Pvt. Ltd (Promoter).

1. Following technical professionals are appointed by owner / Promotor :-
 - (i) Mr. **Gian P. Mathur** M/s. Gian. P. Mathur & Associates Pvt. Ltd as Architect.
 - (ii) Mr. **Naveen** M/s. Gian. P. Mathur & Associates Pvt. as Structural Consultant.
 - (iii) Mr. **Bikramjiet kukreja** M/S. V Consulting as MEP Consultant.
 - (iv) Mr. **Sachin Sharma** as Site Head On Behalf Of M/S PARTH BUILTECH PVT. LTD.
2. Based on Site Inspection, with respect to each of the Buildings /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 /Blocks/Towers of the Real Estate Project as applied UPRERA is as per Table A.

2.2) As on the date of this certificate, the Percentage of 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.

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 8075769

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Commercial Block

Table A1

Sr. No.	Task/Activity	Number	% of work done	Activity start date	Activity end date
1	Excavation	2	0%	01.04.2026	30.09.2026
2	Total number of Basement	LG+2	0%	01.07.2026	31.08.2028
3	Plinth/ Ground Floor	1	0%	01.09.2028	31.10.2028
4	Total number of Podiums	0	0%		
5	Total number of Slabs of Super Structure	22	0%	01.11.2028	31.01.2030
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises		0%	01.04.2029	30.09.2030
7	Sanitary Fittings within the Flat/Premises		0%	01.01.2030	30.09.2030
8	Electrical Fittings within the Flat/premises		0%	01.01.2030	12.10.2030
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%	01.11.2029	12.10.2030
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%	01.01.2030	12.10.2030
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, etc.		0%	01.01.2030	30.09.2030
12	Compliance to conditions of environmental/Fire NOC, Electric Safety certificate, Installations of Lifts as per provision 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%	01.01.2030	12.10.2030

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Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Internal/External Development Work (Common Facilities)	% of work done	Activity start date	Activity end date
1	Internal Roads & Footpaths	0%	01.04.2030	12.10.2030
2	Water Supply/ Drinking Water Facilities	0%	01.04.2030	12.10.2030
3	Sewarage (chamber, lines, Septic Tank, STP)	0%	01.01.2030	12.10.2030
4	Strom Water Drains	0%	01.01.2030	12.10.2030
5	Landscaping & Tree Planting	0%	01.01.2030	12.10.2030
6	Street Lighting	0%	01.01.2030	12.10.2030
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage water/STP	0%	01.01.2030	12.10.2030
9	Solid Waste management & Disposal	0%	01.01.2030	12.10.2030
10	Water conservation, Rain water harvesting	0%	01.01.2030	12.10.2030
11	Energy management/ Use of Renewable Energy	0%	01.01.2030	12.10.2030
12	Fire protection and fire safety requirements	0%	01.01.2030	12.10.2030
13	Electrical meter room, sub-station and control panel	0%	01.01.2030	12.10.2030
14	Receiving Station	0%	01.01.2030	12.10.2030
15	Plan of Development works	0%	01.04.2030	12.10.2030
16	Emergency Evacuation Services	0%	01.04.2030	12.10.2030
17	Common facilities in Basement	0%	01.04.2030	12.10.2030
18	Others, if any (please specify)	0%		

Yours Faithfully

GIAN P. MATHUR
ARCHITECT

Signature & Name

B. Arch., M.C.A. I.I.A
CA No. 80/5769

Mr. Gian P. Mathur

Council of architects (CoA) : CA/80/05769
registration no.

Council of architects (CoA) : 31.12.2025
registration valid till (date)