



4 KORNER'S
DESIGN STUDIO

ARCHITECTURE • INTERIORS • STRUCTURE • LANDSCAPE

📍 129, Civil Lines, Bareilly 📞 8755508044, 8077609482 ✉ vibhor.agarwal129@gmail.com

Ref.:

Date:

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..10.....

Date:14.04.2026

Information as on 31.03.2026

Subject: Certificate of Percentage of Completion of Construction Work of 102 Plots of the Project "FLOWER CITY" [UPRERA Registration Number- UPRERAPRJ977145/05/2025] situated on the Khasra No. part of part of 439 and 440, Demarcated by its boundaries (latitude and longitude of the end points) 28.3329007 and 79.5794240 to the North 28.3310840 and 79.5784788 to the South 28.3321638 and 79.5796633 to the East 28.3318690 and 79.5780715 to the West of village Amlonipur; Tehsil Sadar Jila, Bareilly; Competent/ Development Authority jila panchayat, bareilly; District bareilly, PIN- 243123 admeasuring 19995 sq.mts. area being developed by Accord Developer.

I/We have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of 102 Plots of the Project "FLOWER CITY" [UPRERA Registration Number-UPRERAPRJ977145/05/2025] situated on the Khasra No. part of part of 439 and 440, Demarcated by its boundaries (latitude and longitude of the end points) 28.3329007 and 79.5794240 to the North 28.3310840 and 79.5784788 to the South 28.3321638 and 79.5796633 to the East 28.3318690 and 79.5780715 to the West of village Amlonipur; Tehsil Sadar Jila, Bareilly; Competent/ Development Authority jila panchayat, bareilly; District bareilly, PIN- 243123 admeasuring 19995 sq.mts. area being developed by Accord Developer.

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt as Structural Consultant
- (iii) M/s/Shri/Smt as MEP Consultant
- (iv) M/s/Shri/Smt as Site Supervisor



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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					
S.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				
3	Total Number of Podiums				
4	Stilt Floor				
5	Total Number of Slabs of Super Structure				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
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.				

Ref.:

Date:

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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.

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%		
2	Water Supply/Drinking Water Facilities	0%		
3	Sewerage (chamber, lines, Septic Tank, STP)	100%	completed	
4	Storm Water Drain	0%		
5	Landscaping & Tree Planting	80%	01.04.2025	31.03.2026
6	Street Lighting	0%		
7	Community Buildings	0%		
8	Treatment & Disposal of Sewage and Sullage water /STP	20%	01.01.2026	31.03.2026
9	Solid Waste Management & Disposal	0%		
10	Water Conservation, Rainwater Harvesting	0%		
11	Energy Management/Use of Renewable Energy	0%		
12	Fire Protection and Fire Safety Requirements	NA		
13	Electrical Sub Station, Control Panel & Meter Room	NA	NA	NA
14	Receiving Station	NA	NA	NA
15	Plan of Development Works	NA	NA	NA
16	Emergency Evacuation Services	NA	NA	NA
17	Common Facilities in Basement	NA		
18	Others, if any (Demarcation of plots)	100%	completed	
19	Others, if any (Boundary wall)	100%	completed	
20	Others, if any (parks)	80%	01.04.2025	31.03.2026

Yours Faithfully,

(Ar. VIBHOR AGARWAL)

M/S

License No. CA/2019/117365

IOV Reg No. _____

