

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: 12/01/2026

Information as on 31/12/2025

Certificate of Percentage of Work done for the Project Name BIBHAB LACASA No. of [UPRERA Registration Number UPRERAPRJ120936] situated in the Khasra No 282, 345

Demarcated by its boundaries (latitude and longitude of the end points) 27°12'52.21"N to the North 27°12'49.84"N to the South 77°58'44.91"E to the East 77°58'42.22"E to the West of village Gailana, Tehsil Agra Competent/ Development authority Agra District Agra PIN 282005 admeasuring 4034.05 sq.mts. area being developed by Chandra Construction Company, Promoter Id UPRERAPRM153495

I/We Studio Archrok have undertaken assignment as Architect for certifying Percentage of work done for the project BIBHAB LACASA, Project Id UPRERAPRJ120936 situate on the Khasra 282, 345 of village Gailana, Tehsil Agra competent/Development Authority Agra District Agra PIN 282007 admeasuring 4034.05 sq.mts area being developed by CHANDRA CONSTRUCTION COMPANY Promoter's Id UPRERAPRM153495

1. Following technical professionals are appointed by Promoter: -

- (i) M/s Studio Archrok as Architect
- (ii) V.S Consultants as Structural Consultant
- (iii) Accurate Design Consultants as MEP Consultant
- (iv) Mr. Dipak Kumar 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					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100	01-10-2021	31-12-2021
2	Total Number of Basement and Plinth		100	01-10-2021	31-01-2022
3	Total Number of Podiums	NA			
4	Stilt Floor	1	75	01-01-2022	28-12-2022
5	Total Number of Slabs of Super Structure		75	01-03-2022	31-12-2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		20	01-08-2022	31-03-2026
7	Sanitary Fittings within the Flat/Premises,		20	01-01-2023	30-06-2026
8	Electrical Fitting within the Flat/Premises		20	01-01-2023	30-06-2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		30	01-10-2023	31-12-2025
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		10	01-01-2023	30-06-2026
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	01-10-2023	30-06-2026
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	01-04-2023	30-06-2026

(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.....)

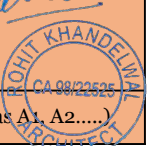


Table - B

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	10	01-04-2023	30-06-2026
2	Water Supply/Drinking Water Facilities	25	01-01-2023	30-06-2026
3	Sewerage (chamber, lines, Septic Tank, STP)	20	01-04-2023	30-06-2026
4	Storm Water Drain	10	01-04-2023	30-06-2026
5	Landscaping & Tree Planting	90	01-07-2023	30-06-2026
6	Street Lighting	10	01-04-2022	30-06-2026
7	Community Buildings			
8	Treatment & Disposal of Sewage and Sullage water /STP	20	01-07-2023	05-07-2026
9	Solid Waste Management & Disposal	0	01-07-2023	05-07-2026
10	Water Conservation, Rainwater Harvesting	20	1-10-23	30-06-2026
11	Energy Management/Use of Renewable Energy	0	01-04-2022	30-06-2026
12	Fire Protection and Fire Safety Requirements	0	01-04-2023	30-06-2026
13	Electrical Sub Station, Control Panel & Meter Room	10	01-04-2023	05-07-2026
14	Receiving Station			
15	Plan of Development Works			
16	Emergency Evacuation Services			
17	Common Facilities in Basement			
18	Others, if any (please specify)			

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) of Architect
(License no CA 98/22525)

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