

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

Subject: Certificate of amount incurred for Construction and Development of the Project Bibhab Garden City, Registration no. UPRERAPRJ123116 situated on Khasra no. 67 (part), Mauja Miyapur, Taj Ganj Ward, Agra demarcated by its boundaries (latitude and longitude of the end- points) to the North 27°8'14.88"N, to the South 27°8'20.10"N, to the East 78°4'55.02"E to the West 78°5'0.10"E of Village Miyapur, Tehsil Sadar, Agra Competent Authority/Development Authority, District Agra, PIN 282001, admeasuring 11434.75 sq. meter area, being developed by Bibhab Builders, Promoter Id UPRERAPRM217017

I/We Studio Archrok have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Bibhab Garden City Project Id UPRERAPRJ123116, situate on the Khasra No. 67 (part), village Miyapur, Tehsil Agra Competent/ Development Authority Agra District Agra PIN 282001 admeasuring 11434.75 sq.mts area being developed by Bibhab Builders, Promoter Id UPRERAPRM217017

1. Following technical professionals are appointed by Promoter: -

- (i) M/s Studio Archrok & Associates as Architect
- (ii) V.S Consultants as Structural Consultant
- (iii) Accurate Design Consultants as MEP Consultant
- (iv) Shri Bhanu Pratap 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

Table - A					
Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	33 villas	100	01-12-2024	31-03-2025
2	Total Number of Basement and Plinth	NA			
3	Total Number of Podiums	NA			
4	Stilt Floor	NA			
5	Total Number of Slabs of Super Structure	GF+FF X 33 villas	90	01-01-2025	30-03-2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	ditto	50	01-04-2025	31-12-2026
7	Sanitary Fittings within the Flat/Premises,		20	01-07-2025	31-12-2026
8	Electrical Fitting within the Flat/Premises		20	01-07-2026	31-12-2026
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		70	01-01-2025	31-03-2026
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		30	01-04-2025	31-03-2027
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.	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			
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(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	95	01-01-2023	31-12-2024
2	Water Supply/Drinking Water Facilities	100	01-01-2003	26-04-2027
3	Sewerage (chamber, lines, Septic Tank, STP)	100	01-01-2023	31-12-2024
4	Storm Water Drain	100	01-04-2023	31-12-2026
5	Landscaping & Tree Planting	100	01-04-2023	31-12-2026
6	Street Lighting	100	01-01-2023	31-12-2023
7	Community Buildings	NA		
8	Treatment & Disposal of Sewage and Sullage water /STP	100	01-02-2023	31-12-2024
9	Solid Waste Management & Disposal	95	01-01-2024	31-12-2025
10	Water Conservation, Rainwater Harvesting	100	01-01-2023	31-12-2023
11	Energy Management/Use of Renewable Energy	NA		
12	Fire Protection and Fire Safety Requirements	NA		
13	Electrical Sub Station, Control Panel & Meter Room	100	01-01-2023	31-12-2023
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)			

Yours Faithfully

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

