



CONCEPT PLANNERS INTERNATIONAL

ARCHITECTS • DESIGN CONSULTANTS • CONSTRUCTION MANAGERS

C - 159, GREATER KAILASH, PART-1 NEW DELHI - 11048 (India)

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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: 03.11.25

Information as on - 03.11.25

Subject: Certificate of Percentage of work done for the Project -Senior Living , Project_Registration_No> situate in Village- Miuri -Khurd, Tehsil-Bareilly, Competent / Development Authority- Zila Panchayat Bareilly, District- Bareilly, PIN-243126 admeasuring- 16034.897 sq.mts. area being developed by M/S CIPL Services Private Limited

I/We Concept Planners International have undertaken assignment as Architect for certifying Percentage of work done for the project -Senior Living , Project Id> situate on the Khasra No. 1263,1264,1266,1267 & 1268 of village- Muuri-Khurd, teshil- Bareilly, competent/ development authority- Zila Panchayat Bareilly, District- Bareilly, PIN 243126 admeasuring-16034.897 sq.mts area being developed by M/S CIPL Services Private Limited

1. Following technical professionals are appointed by Promoter: -

- M/s/Shr/Smt -Concept Planners International as Licensed Surveyor / Architect
(ii) M/s/Shri/Smt_ YG Consulting & Engineers LLP as Structural Consultant
(iii) M/s/Shri/Smt- MEP Buildtech as MEP Consultant
(iv) M/s/Shri/Smt-TQ Cert Services Private Limited 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-1.

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-1

Building/Wing/ Block /Tower Number or Name		C2			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100.00%	23.03.2025	02.04.2025
2	Total Number of Basement and Plinth	NIL			
3	Total Number of Podiums	NIL			
4	Stilt Floor	NIL			
5	Total Number of Slabs of Super Structure	5	70%	03.04.2025	14.07.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		11%	03.09.2025	25.09.2027
7	Sanitary Fittings within the Flat/Premises,		0%	01-07-2027	10.12.2027
8	Electrical Fitting within the Flat/Premises		0%	01-07-2027	10.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		12%	04.06.2025	20.12.2026

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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%	20-08-2026	20.12.2027
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%	18.05.2027	15.01.2028
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.		0%	20.11.2027	20.03.2028
13	Any other activity (Wardrobs/vanities/Mouular Kitchen)		0%	01.07.2027	25.12.2027

(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 - A-2

Building/Wing/ Block /Tower Number or Name		C3			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100.00%	25.03.2025	05.04.2025
2	Total Number of Basement and Plinth	NIL			
3	Total Number of Podiums	NIL			
4	Stilt Floor	NIL			
5	Total Number of Slabs of Super Structure	5	66%	06.04.2025	28.07.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		5%	15.09.2025	25.09.2027
7	Sanitary Fittings within the Flat/Premises,		0%	01.07.2027	10.12.2027
8	Electrical Fitting within the Flat/Premises		0%	01.07.2027	10.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		6%	04.06.2025	22.10.2027
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%	20.08.2026	20.12.2027
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%	18.05.2027	15.01.2028

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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%	20.11.2027	20.03.2028
13	Any other activity (Wardrobs/vanities/Mouular Kitchen)		0%	01.07.2027	25.12.2027

(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 - A-3

Building/Wing/ Block /Tower Number or Name		C4			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	100.00%	05.04.2025	22.04.2025
2	Total Number of Basement and Plinth	NIL			
3	Total Number of Podiums	NIL			
4	Stilt Floor	NIL			
5	Total Number of Slabs of Super Structure	5	51%	24.04.2025	21.04.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		9%	29.05.2025	25.09.27
7	Sanitary Fittings within the Flat/Premises,		0%	01.07.2027	10.12.2027
8	Electrical Fitting within the Flat/Premises		0%	01.07.2027	10.12.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		10%	04.06.2025	22.10.2027
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%	20.08.2026	20.12.2027
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%	18.05.2027	15.01.2028
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.		0%	20.11.2027	20.03.2028
13	Any other activity (Wardrobs/vanities/Mouular Kitchen)		0%	01.07.2027	25.12.2027

(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-1

Internal and external development works (common facilities) in respect of the entire registered

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S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	25.06.2026	02.12.2027
2	Water Supply/Drinking Water Facilities	0%	20.10.2026	20.12.2027
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	10.06.2026	15.11.2027
4	Storm Water Drain	0%	20.06.2026	30.11.2027
5	Landscaping & Tree Planting	0%	26.12.2026	12.10.2027
6	Street Lighting	0%	10.11.2026	15.12.2027
7	Community Buildings	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	30.11.2027	12.02.2028
9	Solid Waste Management & Disposal	0%	30.11.2027	15.02.2028
10	Water Conservation, Rainwater Harvesting	0%	25.11.2026	30.07.2027
11	Energy Management/Use of Renewable Energy	0%	18.08.2027	05.01.2028
12	Fire Protection and Fire Safety Requirements	0%	18.04.2027	15.12.2027
13	Electrical Sub Station, Control Panel & Meter Room	0%	20.10.2026	25.08.2027
14	Receiving Station	0%	20.10.2026	25.08.2027
15	Plan of Development Works	0%	18.08.2027	15.11.2027
16	Emergency Evacuation Services	0%	18.10.2027	15.01.2028
17	Common Facilities in Basement	NA	NA	NA
18	Others, if any (please specify)	0%	20.08.2026	20.03.2028

Yours Faithfully


Signature & Name of Architect, SACHIN BAHUGUNA
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