

## FORM R-1

[See Regulation 3(4)]

### CERTIFICATE BY ARCHITECT

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account)

To,

**The Builtpier Infra Pvt. Ltd.,**  
**E-107, Kanta Khaturiya Colony,**  
**Bikaner, Rajasthan - 334001**

**Subject:** Certificate for cost incurred for development of “**Sukhjan (Club-Apartments)**” for construction of **Group Housing** Residential Flats of the **First** Phase (RERA Registration Number **RAJ/P/2023/2663**) situated on the Plot bearing Kh. No. **89/1(new), 92/1(old)** demarcated by its boundaries (latitude and longitude of the end points) **28°0'26.01" N, 73°24'58.87" E** to the north **28°0'22.48" N, 73°22'3.93" E** to the south **28°0'26.96" N, 73°22'1.34" E** to the east **28°0'21.62" N, 73°22'1.37" E** to the west of Village - **Shivbari**, District - **Bikaner**, PIN - **334003** and measuring = **11367.35 Sq. Mts.** area being developed by '**Builtpier Infra Private Limited**'.

Sir,

I / We **Ar. Sunil Mahur** have undertaken assignment as Architect of certifying percentage of completion of construction work of the “**Sukhjan (Club-Apartments)**” Building(s) of The **First & Only** Phase of Project, situated on the plot bearing **Kh. No. 89/1(new), 92/1(old)** village **Shivbari**, District **Bikaner** PIN **334001** and measuring **11367.35 Sq. Mts.** area being developed by '**Builtpier Infra Private Limited**'.

1. Based on site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certified that as on the date **30/09/2025** the percentage of work done for each of the building of the Real Estate Project (Registration number **RAJ/P/2023/2663** under Rajasthan RERA), is as per **TABLE-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **TABLE-B**.

  
**AR. SUNIL MAHUR**  
**B.ARCH, M.C.A.**  
**CA/2008/42880**

**TABLE-A(i)**Building Number (**Block-04 or Block-D**)

(To be prepared separately for each Building of the Project)

| <b>S. No.</b> | <b>Task/Activity</b>                                                                                                                                                                                                                                                                                                                                                                                   | <b>Percentage of work Done(Approximately)</b>    |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| (1)           | (2)                                                                                                                                                                                                                                                                                                                                                                                                    | (3)                                              |
| 1.            | Excavation                                                                                                                                                                                                                                                                                                                                                                                             | 100%                                             |
| 2             | Two (02) number of Slabs of Sub-Structure (Basements and Plinth)                                                                                                                                                                                                                                                                                                                                       | 100%                                             |
| 3             | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                            | 100%                                             |
| 4             | Total Ten (10=Stilt+9) number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                              | 100% (10Nos. out of 10 Rcc Str. Slabs Completed) |
| 5             | Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                      | 75%                                              |
| 6             | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                              | 50%                                              |
| 7             | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Under Ground Water Tank                                                                                                                                                                                                                                                                           | 90%                                              |
| 8             | The external Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.                                                                                                                                                                                                                                                                                | 30%                                              |
| 9             | Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurement to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate. | 35%                                              |

  
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**TABLE-A(ii)**Building bearing Number (**Block-03 or Block-C**)

(To be prepared separately for each Building of the Project)

| S. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                          | % of work done(Approximately)          |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| (1)    | (2)                                                                                                                                                                                                                                                                                                                                                                                                    | (3)                                    |
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                             | 100%                                   |
| 2      | Two (02) number of slabs of Sub-Structure (Basements &Plinth)                                                                                                                                                                                                                                                                                                                                          | 100%                                   |
| 3      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                            | 100%                                   |
| 4      | Ten(10 i.e. Stilt+9) number of slabs in Super-Structure                                                                                                                                                                                                                                                                                                                                                | 90% (9No. of Rcc Str. Slabs Completed) |
| 5      | Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                      | 50%                                    |
| 6      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                              | 30%                                    |
| 7      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Under Ground Water Tank                                                                                                                                                                                                                                                                           | 50%                                    |
| 8      | The external Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.                                                                                                                                                                                                                                                                                | 30%                                    |
| 9      | Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurement to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate. | 30%                                    |

  
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**TABLE-A(iii)**Building bearing Number (**Block-02 or Block-B**)

(To be prepared separately for each Building of the Project)

| S. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                          | Percentage of work done(Approximately) |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| (1)    | (2)                                                                                                                                                                                                                                                                                                                                                                                                    | (3)                                    |
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                             | 100%                                   |
| 2      | Two (02) number of slabs of Sub-Structure (Basements and Plinth)                                                                                                                                                                                                                                                                                                                                       | 100%                                   |
| 3      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                            | 90%                                    |
| 4      | Ten (10; Stilt+9) number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                   | 15%                                    |
| 5      | Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                      | 6%                                     |
| 6      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                              | 6%                                     |
| 7      | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Under Ground Water Tank                                                                                                                                                                                                                                                                           | 15%                                    |
| 8      | The external Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.                                                                                                                                                                                                                                                                                | 6%                                     |
| 9      | Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurement to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate. | 6%                                     |

  
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**TABLE-A(iv)**  
**Building bearing Number (Block-01 or Block-A)**  
 (To be prepared separately for each Building of the Project)

| <b>S.<br/>No.</b> | <b>Task/Activity</b>                                                                                                                                                                                                                                                                                                                                                                                   | <b>Percentage of work<br/>done(Approximately)</b> |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| (1)               | (2)                                                                                                                                                                                                                                                                                                                                                                                                    | (3)                                               |
| 1.                | Excavation                                                                                                                                                                                                                                                                                                                                                                                             | 25%                                               |
| 2                 | Two (02) number of slabs of Sub-Structure (Basements and Plinth)                                                                                                                                                                                                                                                                                                                                       | 25%                                               |
| 3                 | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                            | 0%                                                |
| 4                 | Ten (10;Stilt+9) number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                    | 0%                                                |
| 5                 | Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                      | 0%                                                |
| 6                 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                              | 0%                                                |
| 7                 | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Under Ground Water Tank                                                                                                                                                                                                                                                                           | 0%                                                |
| 8                 | The external Plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.                                                                                                                                                                                                                                                                                | 0%                                                |
| 9                 | Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurement to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate. | 0%                                                |

  
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**TABLE-B**

Internal and External Development Works in respect of the entire Registered Phase/Project.

| Sr. No. | Common areas and Facilities/Amenities                 | Proposed (Yes/No) | Percentage of work done | Details     |
|---------|-------------------------------------------------------|-------------------|-------------------------|-------------|
| (1)     | (2)                                                   | (3)               | (4)                     | (5)         |
| 1       | Internal Roads & Footpaths                            | Yes               | 25%                     | In-Progress |
| 2       | Water Supply                                          | Yes               | 30%                     | In-Progress |
| 3       | Sewerage (chamber, lines, Septic Tank, STP)           | Yes               | 30%                     | In-Progress |
| 4       | Storms Water Drains                                   | Yes               | 10%                     | -           |
| 5       | Landscaping & Tree Planting                           | Yes               | 40%                     | In-Progress |
| 6       | Street Lighting                                       | Yes               | 10%                     | -           |
| 7       | Community Buildings                                   | Yes               | 85%                     | In-Progress |
| 8       | Treatment and disposal of sewage and sullage water    | Yes               | 10%                     | -           |
| 9       | Solid Waste management & Disposal                     | Yes               | 10%                     | -           |
| 10      | Water Conservation, Rain water harvesting             | Yes               | 3%                      | -           |
| 11      | Energy management                                     | -                 | -                       | -           |
| 12      | Fire protection and fire safety requirements          | Yes               | 30%                     | In-Progress |
| 13      | Electrical meter room, Sub-station, receiving station | Yes               | 30%                     | In-Progress |
| 14      | Others (Option to Add more)                           | -                 | -                       | -           |

 Yours Faithfully,  
**AR. SUNIL MAHUR**  
**B.ARCH, M.C.A.**  
**CA/2008/42880**

Signature & Name  
AR. SUNIL MAHUR  
JAIPUR (RAJASTHAN)