FORM No. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date. 13-10-2022

To,

M/S ADITYA NIWAS DEVELOPERS & COLONIZERS

Gauri Dev Residency, Near R.P. S. Engineering College,

Khagual Road, Patna-

Subject: Certificate of Percentage of Work executed (July 2022 TO September 2022) in the project having **1(One)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P00136-3/124/R-1445/2022** and being developed on the Plot bearing khata no,- **101 (One hundred one)** Plot No. **1943/2779 (one nine for three/ two seven seven nine)** demarcated by its **LAT 25.591233⁰ and Long 85.055811⁰** of the land situated in **Kothawan** village **Haridaspur, Rupaspur Khagual Road** Block- **Patna Sadar** division-· **Patna** District **Patna** PIN **801105** admeasuring **462.87** 'sq. mts., area being developed by the Promoter **M/S ADITYA NIWAS DEVELOPERS & COLONIZERS**

Sir,

I, **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the **VIDYA RADHA VILLA** Building of the Project, situated on the plot bearing khata no,- **101 (One hundred one)** Plot No. **1943/2779 (one nine for three/ two seven seven nine)** of the land situated in **Kothawan** village **Haridaspur, Rupaspur Khagual Road** Block- **Patna Sadar** division- **Patna** District **Patna** PIN **801105** admeasuring **462.87** 'sq. mts., area being developed by the Promoter **M/S ADITYA NIWAS DEVELOPERS & COLONIZERS**

3. Following technical professionals are appointed by Owner/ Promoter:

(ix) Shri **Manoj Kumar** as L.S./Architect;

(x) Shri **Vijay Kumar** as Structural Consultant (

(xi) Shri **Krishna Gopal Prasad** as Mechanical/ Electrl/ Plumbing Consultant (MEP)

(xii) Shri **Rohit Shekhar** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERA P00136-3/124/R-1445/2022** under Bihar 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.

TABLE-A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	**N/A**
2	Number of Basement(s) and Plinth	**NO Basement**
3	Number of Podiums	**N/A**
4	Stilt Floor	**Not done,0%**
5	Number of Slabs of Super Structure	**04,0%**
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	**Not done ,0%**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	**Not done,0%**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	**Not done,0%**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**Not done,0%**
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per NOC from the concerned department, 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 appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/ Completion Certificate.	**Not done,0%**

TABLE-B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-paths.	No	0%	N/A
2	Water Supply	yes	0%	Work is not Start
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work is not Start
4	Storm Water Drains	N/A	N/A	N/A
5	Landscaping & Tree Planting.	N/A	N/A	N/A
6	Street Lighting	No	0%	N/A
7	Community Buildings	No	0%	N/A
8	Treatment and disposal of sewage and sullage water	N/A	N/A	N/A
9	Solid Waste management & Disposal.	N/A	N/A	N/A
10	Water conservation, Rain water harvesting.	Yes	0%	Work is not Start
11	Energy management	No	0%	N/A
12	Fire protection and fire safety requirements	No	0%	N/A
13	Electrical meter room, Sub-Station, receiving station.	No	0%	N/A
14	Others (Option to Add more).			

Yours Faithfully,

(MANOJ KUMAR)

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No. 10/Arch/2015/NPDN)

Manoj Kumar
(Architect)
Danapur Regd. No.
10/Arch/2015/NPDN

ANNEXURE-A

Quarterly Progress Report for quarter ending September 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00136-3/124/R-1445/2022	Name of Project/Phase of Registered Project	Vidya Radha Villa
Name of Promoter	Aditya Niwas Developers and Colonizers	Project Address	Rupaspur, Khagaul road, Hardaspur, Infront of Pillar No 58, Danapur, Patna
Name of Co-promoter	N/A		
Project Registration is valid up to	15/08/2027		
Starting date of Project or Phase of the Project	27/07/2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	5 Years 1 Month		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Vidya Radha Villa	1. 1 BHK - 2. 2 BHK, - 3. 3 BHK - 4. Shop - 5.Bungalow - 6. Plot etc. -		10	1. Booked/ Allotted — 2. Sold - —

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	—
Vidya Radha Villa	10	2. Sold -	0 —

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number_____(To be added for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N/A
2.	Basements (if any)	N/A

3.	Podiums (if any)	NA
4.	Plinth	No
5.	Stilt Floor	No
6.	Slabs of Super Structure	No
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	No
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	No
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	No
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	No
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	No

V. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	N/A		
2.	Water Supply	Yes		

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes		
4.	Storm Water Drains	N/A		
5.	Landscaping & Tree Planting	No		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	No		
13.	Closed Parking	Yes		
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	No		
16.	Others (Option to Add More)			

VI.	PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

VII.	Financial Progress of the Project	
S. No.	Particulars	Amount (In Rs.)

(1)	(2)	(3)
1.	Project Account No.	5250035407
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1.90 Cr
3.	Amount received during the Quarter	0
4.	Actual Cost Incurred during the Quarter	0
5.	Net amount at end of the Quarter	0
6.	Total expenditure on Project **till date**	4,35,000/-
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	No any

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any) N/A	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter No Any	
1.	Sale Deed	
2.	Agreement for Sale	

Undertaking:

we solemnly affirm, declare and undertake that all the details stated above are true tothe best of our knowledge and nothing material has been concealed here from. we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Niraj kumar

Signature of Promoter

Name: Niraj Kumar
Date : 14/10/2022