

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.....

To,

The ADITYA NIWAS DEVELOPERS LLP (Name & Address of Promoter),

H/O VIJAY KUMAR SINGH, ROAD NO 4,

RAJIV NAGAR PATNA - 800024

Subject: Certificate of Percentage of Work executed in the project having..... No.

of Building(s)/ Single Wing(s) of the Phase bearing the registration no.[Bihar RERA Registration Number] BREDA P00722-1/532/R-304/2018 and being developed on the Plot bearingCS No. /khata no, 717 /Survey No..... Plot No. 803.....

demarcated by its boundaries (latitude and longitude of the end points) of

the land..... situated in Jalalpur Nohar village. Abhimanyu Nagar BlockDanapur Division. Patna District. Patna PIN.. 801503admeasuring 2742.57 sq. mts., area being developed by the Promoter[Name]Aditya Niwas Developers LLP

Sir,

I/ We Ajit Singh have undertaken assignment as Architect /LicensedSurveyor of certifying Percentage of execution of Work of the Indira ComplexBuilding(s)/ Single Wing(s) of the..... Phase of the Project, situated on the plotbearing C.S. no..... /Survey No..... / Plot No. 803..... of Village Block Danapurdivision District..... PIN 801503 admeasuring 2742.57 sq. mts. area beingdeveloped by [Promoter's Name].. Aditya Niwas Developers LLP

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

(i) M/s/Shri/Smt Ajit Singh as L.S./Architect;(ii) M/s/Shri / Smt Brajesh Kumar as Structural Consultant ((iii) M/s /Shri / Smt Manoj Kumar as Mechanical/ Electr/Plumbing Consultant (MEP)(iv) M/s /Shri / Smt Op Singh 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 BREDA P00722-1/532/R-304/2018 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

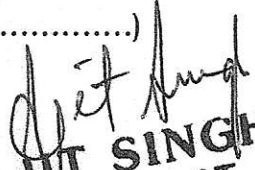
Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100 %.
2	Number of Basement(s) and Plinth	B1 + B2 (Double Basement)
3	Number of Podiums	02
4	Stilt Floor	01
5	Number of Slabs of Super Structure	06
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	Internal wall, Plaster completed, 85% upto 5th floor.
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	75 %
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	Completed
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Roofing completed Plumbing - 95 %.
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.	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.	Yes	50%.	
2	Water Supply	Yes	75%.	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	80%.	
4	Storm Water Drains	Yes	0%.	
5	Landscaping & Tree Planting.	Yes	0%.	
6	Street Lighting	Yes	0%.	
7	Community Buildings	No	0%.	
8	Treatment and disposal of sewage and sullage water	Yes	0%.	
9	Solid Waste management & Disposal.	Yes	0%.	
10	Water conservation, Rain water harvesting.	Yes	0%.	
11	Energy management	Yes	0%.	
12	Fire protection and fire safety requirements	Yes	0%.	
13	Electrical meter room, Sub-Station, receiving station.	Yes	0%.	
14	Others (Option to Add more).	—	—	

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(Registration No./License No.....)


AJIT SINGH
ARCHITECT
NAGAR PARISHAD DANAPUR NIZAMAT
EMPANELEMENT NO.-18/Arch/2015/NPDN

ANNEXURE-A

Quarterly Progress Report for quarter ending December 2022

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00722-1/532/R-304/2018	Name of Project/Phase of Registered Project	Indra Complex
Name of Promoter	Aditya Niwas Developers LLP	Project Address	DHANAUT, JALALPUR, ABHIMANYU NAGAR DANAPUR 801503
Name of Co-promoter	N/A		
Project Registration is valid up to	20/02/2023		
Starting date of Project or Phase of the Project	20/08/2018		
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	4 Years 6 Months		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
Indra Complex	1. 1 BHK	-			
	2. 2 BHK,	-	960.18		1. Booked/
	3. 3 BHK	- 12	1128.06	24	Allotted -
	4. Shop	- 12			10 (Ten)
	5. Bungalow	-			2. Sold-- Nil -
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 10
Indra Complex	24	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)	100%
2.	Basements (if any)	Yes B1 +B2 100%

3.	Podiums (if any)	2 DONE
4.	Plinth	Double Done
5.	Stilt Floor	01
6.	Slabs of Super Structure	Total Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Wall, plaster Completed upto 5 th Floor 85%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Electric Fitting and plumbing 75% Complete
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircase Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Boring completed and Plumbing 95%
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 may be required to complete project as per specifications in Agreement of Sale. Any other activities.	0%

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	Yes	50%	
2.	Water Supply	Yes	75%	Boring Done

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	80% Completed	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	Yes	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	
13.	Closed Parking	Yes	Completed	
14.	Open Parking	No	-	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)			

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

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

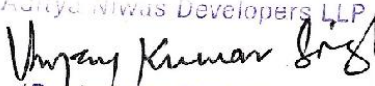
(1)	(2)	(3)
1.	Project Account No.	758201010050041
2.	Estimated Cost of the Project including land cost at the start of the Quarter	3.55 Cr
3.	Amount received during the Quarter	55,25,714/-
4.	Actual Cost Incurred during the Quarter	55,14,526/-
5.	Net amount at end of the Quarter	11,188/-
6.	Total expenditure on Project till date	3,03,62,315.00
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	
1.	Sale Deed	
2.	Agreement for Sale	3 sale agreement during qtr

Undertaking:

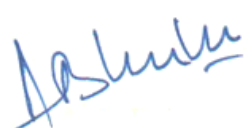
we solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here from. we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as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

For Aditya Niwas Developers LLP

 (Designated Partner)

For ADS & Co
 Chartered Accountants

Designated Partner

Name: Vijay Kumar Singh
 Date : 13/01/2023


 Amitanshu Bhaskar, FCA
 Mem No 511802

