

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.....(Name & Address of Promoter),

ADITYA NIWAS Developer C.O.P.

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] BRERAAP00222-1/532/R-304/2018 and being developed

on the Plot bearing CS No. /khata no, /Survey No.....

Plot No. demarcated by its boundaries (latitude and longitude

of the end points) of the land.....situated in

village..... Block division.....District.....

PIN..... admeasuring..... 'sq. mts., area being developed by the

Promoter[Name]

Sir,

I/ We..... have undertaken assignment as Architect /Licensed

Surveyor of certifying Percentage of execution of Work of the.....

Building(s)/ Wing(s) of the..... Phase of the Project, situated on the plot

bearing C.S. no...../Survey No..... / Plot No..... of Village Block

division District..... PIN admeasuring sq. mts. area

being developed by [Promoter's Name]..

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

(i) M/s/Shri/Smt. A.P. SINGH as L.S./Architect;

(ii) M/s /Shri / Smt. Prayesh Kumar as Structural Consultant (

(iii) M/s /Shri / Smt. Nandini Kumar as Mechanical/ Electr/Plumbing Consultant (MEP)

(iv) M/s /Shri / Smt. O.P. 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 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

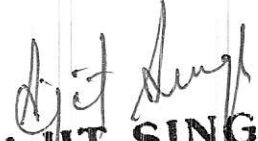
Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%.
2	Number of Basement(s) and Plinth	B1+B2 (Double premise).
3	Number of Podiums	02
4	Stilt Floor	01
5	Number of Slabs of Super Structure	06
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	85%.
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.	90%.
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%.
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	50%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting.	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	No	—	
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/NPDA

ANNEXURE-A

Quarterly Progress Report for quarter ending September 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, - 12 3. 3 BHK - 12 4. Shop - 5. Bungalow - 6. Plot etc. -	960.18 1128.06	24	1. Booked/ Allotted - 8 (eight) 2. Sold-- Nil -

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
Indra Complex	24	1. Booked/Allotted - 2. Sold -	8 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	06	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal Wall 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 90% Completed	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Boring completed and Plumbing 75%	
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	No		
2.	Water Supply	Yes	25	Boring Done

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Yet to Start	
4.	Storm Water Drains	No		
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	Yet to Start	
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes		
13.	Closed Parking	Yes		
14.	Open Parking	Yes		
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. Photo Attached	
2.	Rear Elevation	
3.	Side Elevation Photo Attached	

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

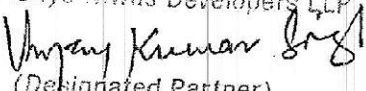
(1)	(2)	(3)
1.	Project Account No.	758201010050041
2.	Estimated Cost of the Project including land cost at the start of the Quarter	3.55 Cr
3.	Amount received during the Quarter	2984335.00
4.	Actual Cost Incurred during the Quarter	1867995.00
5.	Net amount at end of the Quarter	1116340
6.	Total expenditure on Project till date	2,48,47,789.00
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 No Any
1.	Sale Deed
2.	Agreement for Sale

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 Aaryo Developers LLP

 (Designated Partner)

Designated Partner

Name: Vijay Kumar Singh
 Date : 14/10/2022