

## 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)/ ..... Wing(s) of the Phase ..... bearing the registration no. [Bihar RERA Registration Number] ..... and being developed on the Plot bearing

CS No. .... /khata no. 52 ..... /Survey No. .... Plot No. 354 .....

demarcated by its ..... boundaries (latitude and longitude of the end points) of the land ..... situated in Maurya Path village ..... Block

Danapur division. Patna District. Patna

PIN 801503

admeasuring ..... 'sq. mts., area being developed by the Promoter[Name]

2924.30 sq. mts. Aditya Niwas Developers LLP

Sir,

I/ we Ajit Singh ..... have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of execution of Work of the Prithvi Complex

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

bearing C.S. no. .... /Survey No. .... / Plot No. 354 .....

Maurya Path, Near Shivalaya Mandir, Danapur Division District. Patna PIN 801503 admeasuring 2924.30 sq. mts. area being

developed by [Promoter's Name]..

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 Prakash Kumar ..... as Structural Consultant (
- (iii) M/s/Shri / Smt. Manoj Kumar ..... as Mechanical/ Electr/Plumbing Consultant (MEP)
- (iv) M/s/Shri / Smt. D.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

B RERA P00722-2/137/R-1486/2022 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                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0 %.                    |
| 2       | Number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                                                  | 0 %.                    |
| 3       | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0 %.                    |
| 4       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0 %.                    |
| 5       | Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                | 0 %.                    |
| 6       | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                                                | 0 %.                    |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                         | 0 %.                    |
| 8       | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                    | 0 %.                    |
| 9       | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                                            | 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. | 0 %.                    |

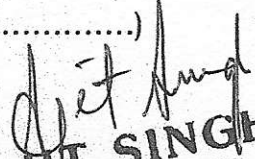
**TABLE-B**

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

| <b>Sr.<br/>No.</b> | <b>Common areas and<br/>Facilities, Amenities</b>            | <b>Proposed<br/>(Yes/No)</b> | <b>Percentage of<br/>work done</b> | <b>Details</b> |
|--------------------|--------------------------------------------------------------|------------------------------|------------------------------------|----------------|
| 1                  | Internal Roads & Foot-<br>paths.                             | Yes                          | 0 %                                |                |
| 2                  | Water Supply                                                 | Yes                          | 0 %                                |                |
| 3                  | Sewerage (chamber,<br>lines, Septic Tank, STP)               | Yes                          | 0 %                                |                |
| 4                  | Storm Water Drains                                           | Yes                          | 0 %                                |                |
| 5                  | Landscaping & Tree<br>Planting.                              | Yes                          | 0 %                                |                |
| 6                  | Street Lighting                                              | Yes                          | 0 %                                |                |
| 7                  | Community Buildings                                          | No                           | 0 %                                |                |
| 8                  | Treatment and disposal<br>of sewage and sullage<br>water     | Yes                          | 0 %                                |                |
| 9                  | Solid Waste<br>management &<br>Disposal.                     | Yes                          | 0 %                                |                |
| 10                 | Water conservation,<br>Rain water harvesting.                | Yes                          | 0 %                                |                |
| 11                 | Energy management                                            | Yes                          | 0 %                                |                |
| 12                 | Fire protection and fire<br>safety requirements              | Yes                          | 0 %                                |                |
| 13                 | Electrical meter room,<br>Sub-Station, receiving<br>station. | Yes                          | 0 %                                |                |
| 14                 | Others (Option to Add<br>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/NPDW

## ANNEXURE-A

Quarterly Progress Report for quarter ending December 2022

| I. PARTICULARS OF PROJECT                            |                                                                                        |                                             |                                                          |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------|
| Project Registration Number                          | BRERAP00722-2/137/R-1486/2022                                                          | Name of Project/Phase of Registered Project | Prithvi Complex                                          |
| Name of Promoter                                     | Aditya Niwas Developers LLP                                                            | Project Address                             | MAURYA PATH, NEAR, DEVALAYA SHIV MANDIR, DANAPUR, 801503 |
| Name of Co-promoter                                  | N/A                                                                                    |                                             |                                                          |
| Project Registration is valid up to                  | 15/07/2028                                                                             |                                             |                                                          |
| Starting date of Project or Phase of the Project     | 15/11/2022                                                                             |                                             |                                                          |
| Type of Project or Phase of the Project              | 1. Residential<br>2. Commercial<br>3. Residential-cum-Commercial<br>4. Plotted project | Residential                                 |                                                          |
| Period of validity of map by the Competent Authority | 5 Years 8 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. 2 BHK,      | -      |               |                                       |                              |
|                                                       | 2. 3 BHK       | - 3BHK | 1232.67 -8 FL | 8                                     | 1. Booked/                   |
|                                                       | 3. 4 BHK       | 3BHK   | 1203.68 - 8FL | 8                                     | Allotted -                   |
|                                                       | 4. Shop        | - 3BHK | 1188.67- 8FL  | 8                                     | NIL                          |
|                                                       | 5. Bungalow    | - 3BHK | 1220.34-8FL   | 8                                     | 2. Sold-- Nil -              |
|                                                       | 6. Plot etc.   | - 4BHK | 1403.14-26FL  | <u>26</u><br>Total 58                 |                              |

| III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES |                                    |                          |     |
|-------------------------------------------------------|------------------------------------|--------------------------|-----|
| Building / Block Number                               | Total Number of Sanctioned Garages | Total Number of Garages: |     |
|                                                       |                                    | 1. Booked/Allotted       | - 0 |
| Indra Complex                                         | 58                                 | 2. Sold                  | - 0 |

| IV. Construction Progress of the Project                           |                         |                                                                          |
|--------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------|
| 1. Building Prithvi Complex (To be added for each Building / Wing) |                         |                                                                          |
| S. No.<br>(1)                                                      | Tasks / Activity<br>(2) | Percentage of Actual Work Done<br>(As on date of the Certificate)<br>(3) |
| 1.                                                                 | Excavation (if any)     | 0%                                                                       |
| 2.                                                                 | Basements (if any)      | N/A                                                                      |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 3.  | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                              | 0% |
| 4.  | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0% |
| 5.  | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0% |
| 6.  | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                      | 0% |
| 7.  | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                                                                                                                                                        | 0% |
| 8.  | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                      | 0% |
| 9.  | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                                                | 0% |
| 10. | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                                            | 0% |
| 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.<br><br>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               | 0%                                                             |         |
| 2.                                                                          | Water Supply                | Yes               | 0%                                                             |         |

|     |                                                       |     |    |  |
|-----|-------------------------------------------------------|-----|----|--|
| 3.  | Sewerage (Chamber, Line, 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                                   | 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 | 0% |  |
| 14. | Open Parking                                          | No  | 0% |  |
| 15. | Electrical Meter Room, Sub-Station, Receiving Station | Yes | 0% |  |
| 16. | Others (Option to Add More)                           |     |    |  |

| <b>VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING</b> |                                 |
|------------------------------------------------------------------|---------------------------------|
| S. No.                                                           | Particulars                     |
| 1.                                                               | Front Elevation. Photo Attached |
| 2.                                                               | Rear Elevation                  |
| 3.                                                               | Side Elevation Photo Attached   |

| <b>VII. Financial Progress of the Project</b> |             |                 |
|-----------------------------------------------|-------------|-----------------|
| S. No.                                        | Particulars | Amount (In Rs.) |

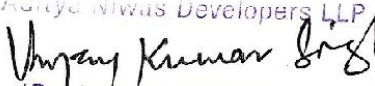
| (1) | (2)                                                                           | (3)             |
|-----|-------------------------------------------------------------------------------|-----------------|
| 1.  | Project Account No.                                                           | 758201010050319 |
| 2.  | Estimated Cost of the Project including land cost at the start of the Quarter | 13.50 Cr        |
| 3.  | Amount received during the Quarter                                            | Nil             |
| 4.  | Actual Cost Incurred during the Quarter                                       | 1,26,52,628/-   |
| 5.  | Net amount at end of the Quarter                                              | (1,26,52,628/-) |
| 6.  | Total expenditure on Project <b>till date</b>                                 | 1,26,52,628/-   |
| 7.  | Details of Mortgage or Charge, if any, created on the Land and the projects   | No any          |

#### VIII. MISCELLANEOUS

|          |                                            |        |
|----------|--------------------------------------------|--------|
| <b>A</b> | List of Legal Cases (if any) N/A           |        |
| 1.       | Case No.                                   |        |
| 2.       | Name of Parties                            |        |
| <b>B</b> | Sale/Agreement for Sale during the Quarter |        |
| 1.       | Sale Deed                                  | No any |
| 2.       | Agreement for Sale                         | No any |

#### Undertaking:

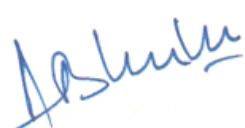
we solemnly affirm, declare and undertake that all the details stated above are true to the best of our knowledge and nothing material has been concealed here from. we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as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

For Aadya 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

