ARCHITECT'S CERTIFICATE

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

To

Astha Homes Private Limited
D.N. Market, Jagdev Path More,
Patna – 800014.

Date: 10/06/2023
(APR – 2023 TO JUN-2023)

Subject: Certificate of Percentage of work executed in the project having building bearing the **Registration No.:- BRERAP00352-6/1264/R-1290/2022** and being developed on the Plot bearing **Khata No.- 137 and Plot No.- 234 Situated in Mauza- Saidpura, Address- Khagaul, Motichok, Distt,- Patna,** admeasuring **925.89** Sq.mts., area being developed by the Promoter – **Astha Homes Private Limited.**

Sir,

I/We **AR. Raman Kumar** have undertaken assignment as Architect of certifying Percentage of execution of Work of Building of **B.K. Complex** being developed on **Khata No.- 137 and Plot No.- 234** admeasuring **925.89 sq.mts** area being developed by **Astha Homes Private Limited.**

1. **Following technical professionals are appointed by Promoter:-**
   - (i) **AR. Raman Kumar** as Architect;
   - (ii) **Vijay Kumar** (CAD) Structural Consultant as Structural Consultant.
   - (iii) **Om Sunila Construction** (Krishna Gopal Prasad) as Electrical and **Bipin Bihari Sahay** (Environmental Planner) as Plumbing Consultant.
   - (iv) **Deonandan Vishvkarma** 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 **BRERAP00352-6/1264/R-1290/2022** 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

Building/Wing Number 1.

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	**100 %**
2	Number of Basement (s) and Plinth	**100%**
3	Number of Podiums	**NIL**
4	Stilt Floor	**100%**
5	Number of Slabs of Super Structure	**100%**

6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat / Premises.	95%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat/Premises.	95%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	95%
9	The external plumbing and external plaster, elevation, Completion of terraces with water proofing of the Building/ Wing.	85%
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.	85%

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 and Foot-paths		100%	
2	Water Supply		100%	
3	Sewerage (chamber, lines, Septic Tank, STP)		100%	
4	Storm Water Drains	NO		
5	Landscaping and Tree Planting	NO		

6	Street Lighting		70%	
7	Community Buildings	NO		
8	Treatment and disposal of sewage sullage water/ STP	NO		
9	Solid Waste Management and Disposal	NO		
10	Water Conservation, Rain Water Harvesting,	NO		
11	Energy Management	NO		
12	Fire Protection and Requirements	YES	90%	
13	Electrical Meter Room, Receiving Station	YES	75%	
14	Others (Option to Add more)	NO		

Yours Faithfully,

Raman Kumar
10/4/23

Signature and Name Architect (Registration No./License No.)

Ar. Raman Kumar
C.O.A. Regd. No.-CA/82/6719
Empanelment No. Aro4/2015-16
Nagar Parishad Khagaul

FORM-7
[REGULATION-9]

Quarterly progress report for quarter ending JUNE of 2023

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP 00352-6/1264/R1920/2022	Name of Project/Phase of Registered Project	B.K. COMPLEX
Name of Promoter	ASTHA HOMES PRIVATE LIMITED	Project Address	Saidpura, Survey,patna
Name of Co-promoter	N.A.		
Project Registration is valid up to	26.10.2024		
Starting date of Project or Phase of the Project	11.03.2022		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential- cum-Commercial	
Period of validity of map by the Competent Authority			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS				
Building/Block Number	Apartment Type	Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments - 1. Booked/ Allotted- 1 2. Sold -
	1. 2 BHK - 6 2. 3 BHK, - 4 3. 4 BHK - 2 4. Shop - 28 5. Bungalow - NA 6. Plot etc. - NA			

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

IV. CONSTRUCTION PROGRESS OF THE PROJECT		
1. Plan Case No._____(To beaded 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)	100%
3.	Podiums (if any)	NIL
4.	Plinth	
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	95%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	85%
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	85%

	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	

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	X	100%	
2.	Water Supply	X	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	X	100%	
4.	Storm Water Drains	X	NA	
5.	Landscaping & Tree Planting	X	X	
6.	Street Lighting	X	70%	
7.	Community Buildings	X	X	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	NO	NA	
11.	Energy Management	NO	NA	
12.	Fire Protection and Fire Safety Requirements	YES	90%	
13.	Closed Parking			

14.	Open Parking	YES		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	75%	
16.	Others (Option to Add More)			

VI. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)

	Sr. No.		
	1.	Front Elevation	

	3.	Side Elevation		
(B)		Photograph of each floor		

VII. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	445820110000475
2.	Estimated Cost of the Project including land cost at the start of the Project	4,79,79,400
3.	Amount received during the Quarter	2,00,000
4.	Actual Cost Incurred during the Quarter	7,05,185
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project **till date**	1,34,51,308
7.	Detail of Mortgage or charge, if any created on the Land and the projects	NIL

VIII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

IX. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	
2.	Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/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 ASTHA HOMES (P) LTD.

Managing Director

13/07/2023

Signature of Promoter

Name: RAMJI SINGH

Date: 13/07/2023