

## 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: 27/06/2023  
(APR-2023 TO JUN-2023)

**Subject:** Certificate of Percentage of work executed in the project having building bearing the **Registration No.:- BRERAP00352-4/135/R-1450/2022** and being developed on the Plot bearing **Khata No.- 60, 130 & 108 and Plot No.- 1388, 1395, 1394 & 1938 Situated in Mauza- Lakhnibigha, Mohalla- Lakhnibigha, Danapur, Distt,- Patna, admeasuring 3273.90 Sq.mts., area being developed by the Promoter - Astha Homes Private Limited.**

Sir,

I/We **AR. Umashankar Kumar** have undertaken assignment as Architect of certifying Percentage of execution of Work of Building of **Astha Residency** being developed on **Khata No.- 60, 130 & 108 and Plot No.- 1388, 1395, 1394 & 1938** admeasuring **3273.90 sq.mts** area being developed by **Astha Homes Private Limited.**

**1. Following technical professionals are appointed by Promoter:-**

- (i) **AR. Umashankar 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 **BRERAP00352-4/135/R-1450/2022** 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                  | NILL                    |
| 4       | Stilt Floor                        | 100%                    |
| 5       | Number of Slabs of Super Structure | 88%                     |

(2)

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 6  | Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat / Premises.                                                                                                                                                                                                                                                                                                                              | 60% |
| 7  | Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                                        | 35% |
| 8  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                                                     | 60% |
| 9  | The external plumbing and external plaster, elevation, Completion of terraces with water proofing of the Building/ Wing.                                                                                                                                                                                                                                                                                                                           | 35% |
| 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. | 45% |

**TABLE-B**

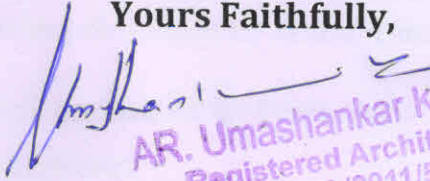
**Internal and External Development Works in respect of the entire Registered Phase.**

| Sr. No. | Common areas and Facilities Amenities       | Proposed (Yes / No) | Percentage of Work Done | Details |
|---------|---------------------------------------------|---------------------|-------------------------|---------|
| 1       | Internal Roads and Foot-paths               | YES                 | 25%                     |         |
| 2       | Water Supply                                | YES                 | 20%                     |         |
| 3       | Sewerage (chamber, lines, Septic Tank, STP) | YES                 | 15%                     |         |
| 4       | Storm Water Drains                          | NO                  |                         |         |
| 5       | Landscaping and Tree Planting               | NO                  |                         |         |

(3)

|    |                                                     |     |     |  |
|----|-----------------------------------------------------|-----|-----|--|
| 6  | Street Lighting                                     |     | 20% |  |
| 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 | 15% |  |
| 13 | Electrical Meter Room, Receiving Station            | YES | 15% |  |
| 14 | Others (Option to Add more)                         | NO  |     |  |

Yours Faithfully,

  
AR. Umashankar Kumar  
Registered Architect  
Reg. No.-CA/2011/54023

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

**FORM-7**  
**[REGULATION-9]**

Quarterly progress report for quarter ending June of 2023

| <b>I. PARTICULARS OF PROJECT</b>                     |                                                                                        |                                             |                      |
|------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------|----------------------|
| Project Registration Number                          | BRERAP00352-4/135/R-1450/2022                                                          | Name of Project/Phase of Registered Project | ASTHA RESIDENCY      |
| Name of Promoter                                     | ASTHA HOMES PRIVATE LIMITED                                                            | Project Address                             | LAKHANIBIGHA, P ATNA |
| Name of Co-promoter                                  | N.A.                                                                                   |                                             |                      |
| Project Registration is valid up to                  | 26.10.2024                                                                             |                                             |                      |
| Starting date of Project or Phase of the Project     | 15.03.2022                                                                             |                                             |                      |
| 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 |                                                                                        |                                             |                      |

| II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS |                |      |             |                                                 |                              |
|-------------------------------------------------------|----------------|------|-------------|-------------------------------------------------|------------------------------|
| Building/Block Number                                 | Apartment Type |      | Carpet Area | Total Number of sanctioned apartments<br><br>80 | Total Number of Apartments - |
|                                                       | 1. 1 BHK       | - NA |             |                                                 | 1. Booked/<br>Allotted-      |
|                                                       | 2. 2 BHK, -    | 15   |             |                                                 |                              |
|                                                       | 3. 3 BHK       | - 65 |             |                                                 |                              |
|                                                       | 4. Shop        | - NA |             |                                                 |                              |
|                                                       | 5. Bungalow    | - NA |             |                                                 | 2. Sold - NIL                |
|                                                       | 6. Plot etc.   | - NA |             |                                                 |                              |

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

| <b>IV. DETAILS OF BUILDING APPROVALS</b>                                                        |                                                         |                   |              |               |                          |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------|--------------|---------------|--------------------------|
| (If already filed along with Registration Application, then there is no need of further filing) |                                                         |                   |              |               |                          |
| S. No.                                                                                          | Name of the Approval / N.O.C./ Permission / Certificate | Issuing Authority | Applied Date | Issuance Date | Enclosed as Annexure No. |
| 1.                                                                                              | NOC for Environment                                     |                   |              |               |                          |
| 2.                                                                                              | Fire N.O.C.                                             |                   |              |               |                          |

|    |                                                      |  |  |  |  |
|----|------------------------------------------------------|--|--|--|--|
| 3. | Water Supply Permission                              |  |  |  |  |
| 4. | NOC from Airport Authority of India                  |  |  |  |  |
| 5. | Other Approval(s), if any, required for the Project. |  |  |  |  |

#### V. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. \_\_\_\_\_ (To be filled 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)                                                                                                                                                                                                                                                                                              | 100%                                                                     |
| 2.            | Basements (if any)                                                                                                                                                                                                                                                                                               | 100%                                                                     |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                                                                                 | NIL                                                                      |
| 4.            | Plinth                                                                                                                                                                                                                                                                                                           |                                                                          |
| 5.            | Stilt Floor                                                                                                                                                                                                                                                                                                      | 100%                                                                     |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                                                                                         | 88%                                                                      |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                                                                                           | 60%                                                                      |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                         | 35%                                                                      |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                                                                                   | 60%                                                                      |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                               | 35%                                                                      |
| 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 | 45%                                                                      |

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

**VI. 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                         |                   | 25%                                                            |         |
| 2.     | Water Supply                                       |                   | 20%                                                            |         |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)         |                   | 15%                                                            |         |
| 4.     | Storm Water Drains                                 |                   |                                                                |         |
| 5.     | Landscaping & Tree Planting                        |                   |                                                                |         |
| 6.     | Street Lighting                                    |                   | 20%                                                            |         |
| 7.     | Community Buildings                                |                   |                                                                |         |
| 8.     | Treatment and Disposal of Sewage and Sullage Water |                   |                                                                |         |
| 9.     | Solid Waste Management & Disposal                  |                   |                                                                |         |
| 10.    | Water Conservation / Rain Water Harvesting         |                   |                                                                |         |
| 11.    | Energy Management                                  |                   |                                                                |         |
| 12.    | Fire Protection and Fire Safety Requirements       |                   | 15%                                                            |         |
| 13.    | Closed Parking                                     |                   |                                                                |         |

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

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

|     |         |                          |  |
|-----|---------|--------------------------|--|
| (A) | Sr. No. |                          |  |
|     | 1.      | Front Elevation          |  |
|     | 2.      | Rear Elevation           |  |
|     | 3.      | Side Elevation           |  |
| (B) |         | Photograph of each floor |  |

| <b>VIII. FINANCIAL PROGRESS OF THE PROJECT</b> |                                                                               |                        |
|------------------------------------------------|-------------------------------------------------------------------------------|------------------------|
| S. No.<br>(1)                                  | Particulars<br>(2)                                                            | Amount (In Rs.)<br>(3) |
| 1.                                             | Project Account No.                                                           | 445820110000472        |
| 2.                                             | Estimated Cost of the Project including land cost at the start of the Project | 15,17,90,000           |
| 3.                                             | Amount received during the Quarter                                            |                        |
| 4.                                             | Actual Cost Incurred during the Quarter                                       | 38,58,372              |
| 5.                                             | Net amount at end of the Quarter                                              |                        |
| 6.                                             | Total expenditure on Project till date                                        | 3,09,30,071            |
| 7.                                             | Detail of Mortgage or charge, if any created on the Land and the projects     | NIL                    |
|                                                |                                                                               |                        |

| <b>IX. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED</b> |  |
|---------------------------------------------------------|--|
|                                                         |  |
|                                                         |  |

| <b>X. MISCELLANEOUS</b>                                                    |                                            |  |
|----------------------------------------------------------------------------|--------------------------------------------|--|
| <b>A</b>                                                                   | List of Legal Cases (if any)               |  |
| 1.                                                                         | Case No.                                   |  |
| 2.                                                                         | Name of Parties                            |  |
| <b>B</b>                                                                   | Sale/Agreement for Sale during the Quarter |  |
| 1.                                                                         | Sale Deed                                  |  |
| 2.                                                                         | Agreement for Sale                         |  |
| <b>XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART</b>                   |                                            |  |
| 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**

Signature of Promoter

Name: **RAMJI SINGH**

Date: **13/07/2023**