

ARCHITECT'S CERTIFICATE

Date: 05/07/23 .

To,

Hira Panna Infraprojects LLP

Plot No. – 645, Suraj Suman Nagar Rupaspur Nahar

Patna, Bihar- 801506

Subject: - Certificate for Percentage of Completion of Construction Work of the Project “THE CROWN” State Bihar RERA Registration Number: BRERAP93630-1/1225R1098/2021 situated on the plot bearing final plot nos. 645 at Mauza Sikandarpur, District - Patna demarcated by its boundaries (latitude and longitude of the end points) admeasuring 3541.63 sqm area are being developed by Hira Panna Infraprojects llp.

Sir,

I Navratana Raghuvnshi, Undertaken assignment as Architect of certifying Percentage of completion of Construction work of the Project, situated on the Plot Bearing C.N. No./CTS No./Survey No./Final Plot Nos. - 645 at Mauza - Sikandarpur Dist.- Patna of division Danapur Village - Sikandarpur District - Patna, PIN - 801506 admeasuring - 3541.63 sqm area are being developed by Hira Panna Infraprojects llp.

Raghuvnshi
05/07/23 .

AR. NAVRATNA RAGHUVANSHI
Emp. No.-CA/2013/58586

Following technical professionals are appointed by owner/Promoter:-

- a) _____
- b) _____
- c) _____
- d) _____
- e) _____

Based on site Inspection, with respect to each of the Building of the aforesaid Real Estate Project. I certify that as on date of this certificate, the Percentage of Work done for the Building of the /Real Estate Project as registered vide number BRERAP93630-1/1225/R1098/2021 under state RERA is as per Table A herein below. The Percentage of the work executed with respect to each of the activity of the entire Project is detailed in the Table A and B.

TABLE - A

Sl.NO.	Tasks/Activity	Percentage of work done
01	Initial Site Preparation work (Boundry Wall, Sample Flat, Labour hutment temporary construction etc.)	100%.
02	Foundation (Substructure) Work	100%.
03	Super Structure (Sturctural Work)	100%.
04	Brick work and Plaster	100%.
05	Flooring within Flats/Premises, Door and Window to each of the Flat/Premises.	100%.
06	Sanitary Fittings within the Flat/Premises, Electricals Fittings within the Flat/Premises.	100%.
07	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%.
08	The external plumbing and external plaster, elevation completion of terrace with water proofing of the Building/Wing.	95%.
09	Installation of lifts, water pumps. Fire Fighting and Equipment as per CFO NOC, Electrical fitting to Common Areas, electro mechanical equipment. Compliances to condition of environment /CRZ NOC, Finishing to entrance lobby, plinth protection, paving of area appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate.	70%.

96.11%.

Taghushi

AR. NAVRATNA RAGHUVANSHI

Emp. No.-CA/2013/58586

TABLE - B

Sl.NO.	Common Area and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
01	Internal Roads & Foothpaths	Yes	25%.	
02	Water Supply	Yes	100%.	
03	Sewerage (Chamber, lines, septic Tanks, STP)	Yes	80%.	
04	Storm Water Drains	Yes	60%.	
05	Landscaping & Tree Planning	Yes	70%.	
06	Street Lighting	Yes	40%.	
07	Community Buildings	NA.	-	
08	Treatment and disposal of sewage and sullage water/STP	Yes	75%.	
09	Solid Waste management & Disposal	Yes	100%.	
10	Water Conservation, Rainwater harvesting	Yes	100%.	
11	Energy management	Yes	95%.	
12	Fire protection and fire safety requirements	Yes	95%.	
13	Electric Meter Room, Sub-Station, receiving Station	Yes.	75%.	

76.25%

Total overall percentage completion of construction work including initial site preparation work (Total of Table A and B) = 86.18 %

Yours Faithfully,

HIRA PANNA INFRA PROJECTS LLP

DESIGNATED PARTNER

Taghushi
AR. NAVRATNA RAGHUVANSHI
Emp. No. - CA/2013/58536

ANNEXURE-A

Quarterly Progress Report for quarter ending J u n e of 2023_____ (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	RERAP02222020 193630-1	Name of Project/Phase of Registered Project	The Crown
Name of Promoter	Hira Panna Infra Projects LLP	Project Address	plot no-645, opp- Pillar No-263 Suraj Suman Nagar, Rupaspur Nahar Road
Name of Co-promoter			
Project Registration is valid up to	30-03-2025		
Starting date of Project or Phase of the Project	30-03-2020		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential- cum-Commercial 4. Plotted project	1. Residential	
Period of validity of map by the Competent Authority	5 Years		

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- 31 2. Sold- Nil
	1. 1 BHK	-			
	2. 2 BHK,	- 6	4911		
	3. 3 BHK	- 46	48260		
	4. 4 BHK	12	16969		
	5. 5 BHK	1	2461		
	6. Shop	-			
	5.Bungalow	-			
	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	-
I Block	65	2. Sold	-
			31

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number _____ (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)	N.A
4.	Plinth	N.A
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	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.	70%

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	25%	
2.	Water Supply	Yes	100%	

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	80%	
4.	Storm Water Drains	Yes	60%	
5.	Landscaping & Tree Planting	Yes	70%	
6.	Street Lighting	Yes	40%	
7.	Community Buildings	Yes	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	75%	
9.	Solid Waste Management & Disposal	Yes	100%	
10.	Water Conservation / Rain Water Harvesting	Yes	100%	
11.	Energy Management	Yes	95%	
12.	Fire Protection and Fire Safety Requirements	Yes	95%	
13.	Closed Parking	Yes	100%	
14.	Open Parking	No	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	75%	
16.	Others (Option to Add More)			

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

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

(1)	(2)	(3)
1.	Project Account No.	920020003522478
2.	Estimated Cost of the Project including land cost at the start of the Quarter	1500.00 Lacs
3.	Amount received during the Quarter	320.70 Lacs
4.	Actual Cost Incurred during the Quarter	71.80 Lacs
5.	Net amount at end of the Quarter	71.80 Lacs
6.	Total expenditure on Project till date	1096.03 Lacs
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	Nil

VIII. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	Nil
2.	Name of Parties	N.A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	Nil

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our 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.

HIRA PANNA INFRA PROJECTS LLP

Signature of Promoter Name:
DESIGNATED PARTNER

Sharad Keshri

Date : 15-07-2023