

FORM No. 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date :- 13/04/2026

To,
DEO JYOTI BUILDCON
Director: Sri Mithilesh Kr Mishra, S/O Late Rajdeo Mishra,
Sri SheoJee, S/O-Sri Kanhaiya Lal
Address: ARPANA BANK COLONY, BEHIND D.P.S.
RAMJAIPAL NAGAR PATH, BAILEY ROAD,
P.S-RUPASPUR, DIST-PATNA, BIHAR

Sir,

Subject: Certificate of Percentage of Completion of Construction Work of DEO ENCLAVE-No. of Building(s) - TWO of the Project [Bihar RERA Registration Number-] situated on Survey Plot no. 398, Khata No-37, Tauzi – 5059, Mauza – Babakkarpur, Thana No.- 35, P.S – Danapur, Ward No-1, Pargana-Phulwari Sharif, Dist.- Patna, Bihar

demarcated by its boundaries (latitude and longitude of the end points) 25.606244 N and 85.035737E to the North, 25.606173 N and 85.035743 E to the South, 25.606245 N and 85.036224E to the East, 25.606385 N and 85.035334E to the West admeasuring 2382.27 sq.mts. area being developed by DEO JYOTI BUILDCON.

We, Smriti Architects Pvt. Ltd., have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 'DEO ENCLAVE' No. of Building(s)-TWO Wing(s) of the N/A Phase of the Project [Bihar RERA Registration Number-] situated on the Survey Plot no. 398, Khata No-37, Tauzi – 5059, Mauza – Babakkarpur, Thana No.- 35, P.S – Danapur, Ward No-1, Pargana-Phulwari Sharif, Dist.- Patna, Bihar admeasuring 2382.27sq.mts. area being developed by DEO JYOTI BUILDCON.

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s Smriti Architects Pvt. Ltd., Architect - Rakesh Ranjan Raj as Architect;
- (ii) Shri Jai Nath as Structural Consultant
- (iii) Shri Satyendra Kumar and Shri Kriti Nath Jha as MEP Consultant
- (iv) Shri Ashish Kumar 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


AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

TABLE A

Block -A As On 13th April 2026

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of complete on (DD/MM/YYYY)
1.	Excavation(if any)	100	
2.	Basements(if any)	100	
3.	Podiums(if any)	NA	
4.	Plinth	100	
5.	Stilt Floor	100	
6.	Slabs of Super Structure	100	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within flats/Premises.	90	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	50	
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.	90	
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 projects as per specifications in Agreement of Sale.	50	


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Block-B As On 13th April 2026

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of complete on (DD/MM/YYYY)
1.	Excavation(if any)	100	
2.	Basements(if any)	100	
3.	Podiums(if any)	NA	
4.	Plinth	100	
5.	Stilt Floor	100	
6.	Slabs of Super Structure	100	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within flats/Premises.	90	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	75	
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.	90	
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 projects as per specifications in Agreement of Sale.	50	


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TABLE B

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

Block (A+B) As On 13th April 2026

S.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on Date of the Certificate)	Projected Date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	Yes	0	12/10/2025
2.	Water Supply	Yes	10	12/10/2025
3.	Sewerage (chamber, lines, septic tank, STP)	Yes	50	10/09/2025
4.	Storm Water Drains	Yes	0	10/09/2025
5.	Landscaping Planting & Tree	Yes	0	30/03/2026
6.	Street Lighting	Yes	0	30/03/2026
7.	Community Buildings	No	NA	-
8.	Treatment and Disposal of Sewage and sullage Water	Yes	0	30/04/2026
9.	Solid Waste Management & Disposal	Yes	0	30/04/2026
10.	Water Conservation, Rain Water Harvesting	Yes	50	30/10/2025
11.	Energy Management	Yes	0	30/04/2026
12.	Fire Protection and Fire Safety Requirements	Yes	75	10/12/2025
13.	Closed/Covered Parking	Yes	100	Completed
14.	Open Parking	No	NA	-
15.	Electrical Meter Room, Substation, Receiving Station	Yes	0	10/12/2025
16.	Others (Option to Add more)	-	-	-

Yours faithfully,


 Signature
 Name of Architect Registration
 No **AR. RAKESH RANJAN RAJE**
CA / 1986 / 9665