

FORM No. 1

[See Regulation 3] ARCHITECT'S CERTIFICATE

To,

Date-----

KIRTI SAGAR CONSTRUCTION PVT LTD,
Ranjan Path, Bailey Road,
Patna-801503

Subject: Certificate of Percentage of Completion of Construction Work of **KIRTI RAMAN RESIDENCY** No. of wings **4(FOUR)** of the **First** Phase of the Project bearing Registration Number **BRERAP00114-2/948/R-757/2019** situated on the Plot No-**166** demarcated by its boundaries (latitude and longitude of the end points) - **Other Plot** to the North ,**Branch Road** to the South ,**Part Plot no-166** to the East, **Part Plot No-166** to the West of Division-**Danapur** Mauza- **Saguna** Block – **Danapur** District- **Patna** PIN- **801503** admeasuring **5407** sq.mts. area being developed by **Kirti Sagar Construction Pvt Ltd**

Sir,

I/ We **MODULAR ARCHITECTS** have undertaken assignment as Architect

of certifying Percentage of Completion of Construction Work of the **KIRTI RAMAN RESIDENCY** comprising of **4(four)** Wings of the **First** Phase of the Project, situated on the Plot No-**166** of Division-**Danapur** Mauza-**Saguna**Block-**Danapur** District-**Patna** Pin- **801503** admeasuring **5407** sq.mts.area being developed by **Kirti Sagar Construction Pvt Ltd**Following technical professionals are appointed by Promoter: **KIRTI SAGAR CONSTRUCTION PVT LTD**

- i.M/s **MODULAR ARCHITECT** Through **Pawan Kumar** as Architect;
- ii.M/s **SCON PVT LTD** Through **Brajesh Kumar Sinha** as Structural Consultant
- iii.Shri **Jitendra Kumar** as MEP Consultant
- iv.Shri **KUNAL 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 number under **BRERAP00114-2/948/R-757/2019** 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.

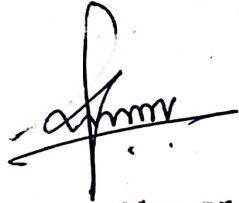

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Table-A

Wing number A

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	Completed
2.	Basements(if any)	100%	Completed
3.	Podiums(if any)	N/A	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	90%	31-04-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	31-05-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	31-05-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	31-05-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%	31-05-2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other .	255	31-06-2026


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Table-A

Wing number B

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	N/A	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	31-07-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%	31-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	90%	31-07-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%	31-07-2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other .	50%	31-07-2026


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Table-A

Wing number C

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	Completed
2.	Basements(if any)	100%	Completed
3.	Podiums(if any)	N/A	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	31-11-2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	75%	31-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%	31-07-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%	31-07-2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other .	50%	31-07-2026


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Table-A

Wing number D

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	Completed
2.	Basements(if any)	100%	Completed
3.	Podiums(if any)	N/A	N/A
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	65%	31-07-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	25%	31-07-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%	31-08-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	15%	15-06-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%	15-08-2026
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/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all others .	20%	01-08-2026

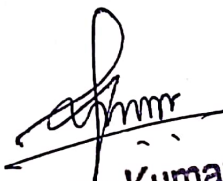

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TABLE B

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

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	50%	15-06-2026
2.	Water Supply	Yes	75%	31-04-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	40%	31-07-2026
4.	Storm Water Drains	Yes	25%	31-06-2026
5.	Landscaping & Tree Planting	Yes	20%	15-07-2026
6.	Street Lighting	Yes	20%	15-08-2026
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	N/A	
9.	Solid Waste Management & Disposal	No	N/A	
10.	Water Conservation/Rain Water Harvesting	Yes	30%	15-06-2026
11.	Energy Management	No	N/A	
12.	Fire Protection and Fire Safety Requirements	Yes	0%	15-06-2026
13.	Electric Meter Room	Yes	50%	15-07-2026
14.	Any Other Amenities			


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