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-07.10.2026

To,

The PANACEA BUILDPRO PVT. LTD.,

OFFICE NO: - 04, PLOT NO-48, S/F - HASANPUR

DELHI, EAST DELHI, PIN: - 110092

Subject : Certificate of Cost Incurred for Development of MADHU VIHAR ARCHADE for Construction of Residential Building((Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No:- 31 & 116, Thana No:- 41 Mauza:- Lakhani Bigha C.N.No./CTSNo./SurveyNo./Final Plot No:- 1295 & 1296 demarcated by its boundaries (latitude and longitude of the end points) Plot No:- 1297 to the North, Plot no:- 1294 to the South Branch Road to the East Plot No:- 1289 to the West of Division Patna Village:- Lakhani Bigha Block:- Danapur District- Patna, PIN:- 801105 admeasuring 1210.42 sq.mts. area being developed by PANACEA BUILDPRO PVT LTD.

Ref: Bihar RERA Registration Number: - BRERAP12744-001/65/R-1703/2024.

Sir,

We PANACEA BUILDPRO PVT LTD have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being MADHU VIHAR ARCHADE Residential Building situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No Plot bearing Khesra No/ Khata No:- 31 & 116, Thana No:- 41 Mauza:- Lakhani Bigha C.N.No./CTSNo./SurveyNo./Final Plot No:- 1295 & 1296 of Division:- Patna, Village:- Lakhani Bigha, Block:- Danapur, District:- Patna, Pin:- 801105 admeasuring 1210.42 sq.mts. area being developed by PANACEA BUILDPRO PVT. LTD.

1 Following technical professionals are appointed by Owner / Promoter: —

i Shri SHUBHAM KUMAR as L.S. / Architect;
ii Shri SUSHIL KUMAR as Structural Consultant
iii Shri ONKAR PRASAD SRIVASTAV as MEP Consultant
iv Shri VICKY KUMAR as Site Supervisor

Based on Site Inspection, with respect to each of the building 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 of the Real Estate Project as registered vide number 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 MADHU VIHAR ARCHADE (to be prepared separately for each building of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	80%	10.01.2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50% 30% 10% 0%	10.01.2027 10.01.2027 25.04.2027 10.01.2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20.06.2026 28.10.2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80% 40% 0%	10.01.2027 10.01.2027 15.03.2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	16.03.2028 15.05.2028 25.02.2029 15.04.2027
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	0% 0% 0% 0% 0% 0%	28.10.2027 28.10.2027 25.02.2027 19.12.2028 20.12.2028 20.12.2028

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	0%	25.01.2029
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	29.09.2028
4.	Storm Water Drains	YES	0%	29.09.2028
5.	Landscaping & Tree Planting	YES	0%	12.12.2028
6.	Street Lighting	YES	0%	12.12.2028
7.	Community Buildings	NO	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation/Rain Water Harvesting	YES	0%	12.02.2029
11.	Energy Management	YES	0%	12.02.2029
12.	Fire Protection and Fire Safety Requirements	YES	0%	12.02.2029
13.	Electric Meter Room	YES	0%	15.03.2028
14.	Any Other Amenities			

Yours Faithfully

AR. SHUBHAM KUMAR
COA-CA/2021/131542

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No. .....)