FORM NO. 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project (Umeed Nagar Township) and for withdrawal of from designated Account)

For the Quarter ending September 2026

To,

The managing Director

Umeed Builder & Constructor Pvt. Ltd.

Plot No.213P, Umeed Nagar Township, Marcha Marchi Road,

Ranipur Chak, Bypass Thana, Patna City, Patna-800009.

Date:-08-10-2026.

Subject: - Certificate of Percentage of Work executed in the project: -Umeed Nagar Township.

Having 6 (Six) Building bearing the registration No. BRERAP40356-1/210/R-1514/2022, and being developed on the Plot bearing Thana No. 20 (Twenty); Tauzi No. 261 (Two Hundred Sixty-One), Khata Nos. - 39 (Thirty-Nine), Part of Cadastral Survey Plot Nos. 213 (P) (Two Hundred and Thirteen). Mauza – Ranipur Chakmilki, Survey P.S.–Patna City, thereafter P.S.–Chauk, at present P.S.–Bypass Thana, Patna City, Town and District–Patna-800009 in the State of Bihar.

Sir,

Admeasuring 9913.41 Sq. Mts. Area for Block-A, Block-B, Block-C, Block-D, Block-E & Block-F(EWS) 06 (Six) being developed by the Umeed Builder & Constructor Pvt. Ltd.

We at Ranjan Associates, have undertaken assignment as Architect certifying percentage of execution of work of the 06 (Six) Building of Umeed Nagar Township Following technical professionals are appointed by Owner/promoter/ Developer.

(1) M/S RANJAN ASSOCIATES. AS ARCHITECT (AR. SUDHENDU RANJAN)
(2) M/S RANJAN ASSOCIATES. AS STRUCTURAL CONSULTANT (ER. SHAILESH RANJAN)
(3) M/S RANJAN ASSOCIATES. AS MECHNICAL/ELECTRICAL/ PLIMBING,
(4) M/S RANJAN ASSOCIATES. AS Site Engineer/Site Supervisor work based on site Inspection, with respect to each of the Building/Wins/Tower of the aforesaid Real Estate Project (Umeed Nagar Township), I certify that as on the date of this certificate, the percentage of work done for each of the Building/Wins/Tower of the Real Estate Project as registered vide Number: BRERAP40356-1/210/R-1514/2022 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 Tabler B.

TABLE-A

S.N	Tasks / Activity (2)	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK- D	BLOCK-E	BLOCK- F (EWS)
1	Excavation (if any)	100%	100%	100%	100%	100%	NILL
2	Basements (if any)	100%	100%	100%	100%	100%	NILL
3	Podiums (if any)	NILL	100%	100%	100%	100%	NILL
4	Plinth	100%	100%	100%	100%	100%	NILL
5	Stilt Floor	100%	100%	100%	100%	100%	NILL
6	Slabs of Super Structure	100%	100%	100%	100%	100%	NILL
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	100%	100%	100%	100%	NILL
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	100%	100%	100%	100%	NILL
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	100%	100%	100%	100%	NILL
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100%	100%	100%	100%	100%	NILL
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	100%	100%	100%	100%	100%	NILL

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	93%	
2.	Water Supply	YES	93%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	92%	
4.	Storm Water Drains	YES	92%	
5.	Landscaping & Tree Planting	YES	90%	
6.	Street Lighting	YES	90%	
7.	Community Buildings	YES	0%	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	NO	NA	
10.	Water Conservation / Rain Water Harvesting	YES	80%	
11.	Energy Management	NO	NA	
12.	Fire Protection and Fire Safety Requirements	YES	80%	
13.	Closed Parking	YES	80%	
14.	Open Parking	YES	80%	
15.	Electrical Meter Room, Sub- Station, Receiving Station	YES	80%	
16.	Others (Option to Add More)	NO	NA	

Your Faithfully.

(Ranjan Associates)
Ar. Sudhendu Ranjan

SUDHENDU RANJAN
ARCHITECT
EMPANELMENT No
CA/2005/37011
UDHD. GOVERNMENT OF BIHAR