

FORM No. 1
[See Regulation 6(4)(vi)]
ARCHITECT'S CERTIFICATE
(On Letter Head)

To be issued by the Registered ARCHITECT for withdrawal of money from the separate account under section 4(2)(l)(D) and to be submitted with the application of registration of ongoing projects and also along with Form 7 (Quarterly Progress Report).

Date:

To,

The (Name & Address of Promoter): ADITYA NIWAS DEVELOPERS LLP

C/O VIJAY KUMAR SINGH, ROAD NO 4, RAJIV NAGAR, NEAR MOBILE TOWER, PATNA - 800024

Subject: Certificate of percentage of Completion of Construction work — Project Name:
PRITHVI COMPLEX

Ref: Bihar RERA Registration Number: BRERAP00722-2/137/R-1486/2022

Sir,

I/We have been engaged as the Architect for the above-mentioned project and have undertaken the assignment of certifying the physical progress and percentage of completion of the construction works pertaining to the following, being developed by the Owner/Promoter named below:

Building(s)	1
Wing(s)	NA
Phase of the Project	SINGLE
C.N. No. / CTS No. / Survey No. / Khata No.	Khata No 52
Plot No.	354
Division	Patna
Village / Mauza	Kothwan
Block	Danapur
District	Patna
PIN	801105
Built-up area (sq. mts.)	2924.30
Owner / Promoter's Name	ADITYA NIWAS DEVELOPERS LLP

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 completion of the construction works done for the following activities is given herein below in Table A, B, C and Table D.

TABLE A — Building Construction Works of the Project

** In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately and cumulative figure may be added separately. * In case of plotted development, only Table B and Table D are applicable.*

Block / Building: **PRITHVI COMPLEX**

S. No.	Task / Activity	Percentage of Actual Work Done of Each Activity	Projected Date of Completion (DD/MM/YYYY)
1	Site Clearance, Surveying and Excavation (if applicable)	100	30/11/2023
2	Foundation and Footings / Pile Foundation (if applicable)	100	30/11/2023
3	Basement Construction (if applicable)	0	NA
4	Plinth and Plinth Beam	100	01/07/2024
5	Stilt Floor / Podium Construction (if applicable)	100	14/10/2024
6	Superstructure (Columns, Beams and Slabs)	100	30/06/2026
7	Masonry / Block Work / Brickwork	100	30/06/2026
8	Concealed Plumbing, Concealed Electrical Conduits and Other Embedded Services	50	31/12/2026
9	Internal and External Plaster	100	30/06/2026
10	Waterproofing of Terrace, Toilets, Balconies and Other Wet Areas	75	31/12/2027
11	Installation of Door Frames and Window Frames	0	31/12/2027
12	Internal Flooring, Wall Tiling and Staircase Finishes	0	31/12/2027
13	Doors, Windows, Painting and Other Internal Finishing Works	0	31/12/2027
14	Installation of Sanitary Fixtures, CP Fittings, Electrical Switches, Sockets, Distribution Boards, Light Fixtures and Other Internal MEP Finishing Works	0	31/12/2027
15	Lift Installation, Fire Fighting System, Water Pumps, DG Set (where applicable) and Other Mechanical & Electrical Equipment	0	31/12/2027
16	Overhead Water Tank, Underground Water Tank, STP/WTP (where applicable) and Building Utility Services	50	31/12/2027
17	Common Area Finishing (Entrance Lobby, Corridors, Staircases, Lift Lobbies, Railings, etc.)	0	31/12/2027
18	Testing, Commissioning, Statutory NOCs, Occupancy/Completion Requirements and Final Building Completion Works	0	31/12/2027
19	Additional/Extra Items (If any)	0	NA
	Overall Percentage of Construction Work Completed Across All 19 Activities	80	31/12/2027

Yours Faithfully,

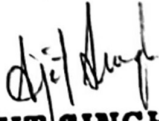
Date: 12/10/2026	Signature:  AJIT SINGH ARCHITECT EMP. No.-CA/2012/56055 UDHD, BIHAR
Place: PATNA	Name of Architect: AJIT SINGH
	CA/2012/56055, UDHD BIHAR

TABLE B — Internal Development Works within the Project in respect of the Entire Registered Phase

Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (as on date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Internal Roads & Footpaths	No	0	NA
2	Water Supply	Yes (Self Supply)	0	30/06/2028
3	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0	30/06/2028
4	Storm Water Drains	Yes	0	30/06/2028
5	Landscaping & Tree Planting	No	0	NA
6	Street Lighting	No	0	NA
7	Community Buildings	No	0	NA
8	Treatment and Disposal of Sewage and Sullage Water	Yes	0	30/06/2028
9	Solid Waste Management & Disposal	No	0	NA
10	Water Conservation / Rain Water Harvesting	Yes	0	30/06/2028
11	Energy Management	No	0	NA
12	Fire Protection and Fire Safety Requirements	Yes	0	30/06/2028
13	Demarcation of Closed Parking space	Yes	50	30/06/2028
14	Demarcation of Open Parking space	No	0	NA
15	Transformer, Substation, Electrical Meter Room, Receiving station, Generator	No	0	NA
16	Others (Like HVAC, MEP, etc.)	NA	NA	NA
17	Additional/Extra Items (If any)	NA	NA	NA
	Overall Percentage of Construction Work Completed Across All 17 Activities		80	30/06/2028

Yours Faithfully,

Date:12/10/2026	Signature:  AJIT SINGH ARCHITECT EMP. No.-CA/2012/56055 UDHD, BHAR
Place: PATNA	Name of Architect: AJIT SINGH
	(Registration No. / Licence No.)- CA/2012/56055 UDHD

TABLE C — Overall Completion Table

S. No.	Particulars	Percentage of Actual Work Done (as on Date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Overall Completion Percentage for Table A	80	31/12/2027
2	Overall Completion Percentage for Table B	80	30/06/2028
3	Overall percentage of completion of Physical Progress (%) = $(0.80 \times \text{Completion \% of Table A}) + (0.20 \times \text{Completion \% of Table B})$	80	30/06/2028

NOTE: The Overall Physical Progress shall be computed as the weighted average of the completion percentages certified under Table A and Table B, assigning 80% weight to Building Construction Works (Table A) and 20% weight to Internal Development Works (Table B), unless otherwise specified by the Authority.

Yours Faithfully,

Date:	 AJIT SINGH ARCHITECT BMP. No.-CA/2012/56055 UDHD, BIHAR
Place:	Name of Architect: AJIT SINGH
	(Registration No. / Licence No.): CA/2012/56055 UDHD BIHAR

TABLE D — Overall Completion Table (In case of plotted development) NA

S. No.	Particulars	Percentage of Actual Work Done (as on Date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Overall Completion Percentage for Table B		

Yours Faithfully,

Date:	 AJIT SINGH ARCHITECT EMP. No.-CA/2012/56055 UDHD, BIHAR
Place:	Signature: Name (IN BLOCK LETTERS) / Architect: AJIT SINGH
	(Registration No. / Licence No.): .): CA/2012/56055 UDHD BIHAR