

ARCHITECT'S CERTIFICATE

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

Date-30/09/2026

To,

URBAN REALTY HOMES

507, RC WESTERN MALL, RPS MORE, BAILEY ROAD,
DANAPUR, PATNA, BIHAR-801503

Subject: Certificate of Percentage of Completion of Construction Work of 90% No.

of Building(s)/ One Wing(s) of the One Phase of the Project [**BRERAP04528-1/08/R-1546/2023**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 247 demarcated by its boundaries (latitude and longitude of the end points) **RAJU KUMAR SINGH** to the North **BRANCH ROAD** to the South **BRANCH ROAD** to the East **PART PLOT** to the West of Division Danapur village Block Danapur District Patna PIN 801503 admeasuring 688.21 sq.mts. area being developed by **URBAN REALTY HOMES**

Sir,

I/ We Manoj Kumar have undertaken assignment as Architect /Licensed Surveyor

of certifying Percentage of Completion of Construction Work of the 90% Building(s)/ One Wing(s) of the One Phase of the Project, **SUNRISE** situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No., 247 of Division Danapur Village Block Danapur District Patna PIN 801503 admeasuring 688.21 sq.mts. area being developed by **URBAN REALTY HOMES**

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

- (i) M/s/Shri/Smt. Manoj Kumar as L.S. / Architect;
- (ii) M/s /Shri / Smt. Vijay Kumar as Structural Consultant
- (iii) M/s /Shri / Smt. Krishna Gopal Prasad as MEP Consultant
- (iv) M/s /Shri / Smt. Jitendra Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, nb of the Real Estate Project as registered vide number under **BRERAP04528-1/08/R-1546/2023** 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.

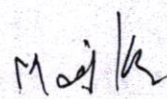

MANOJ KUMAR
(Architect)
CoA No.-CA/2002/29414

Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (20/01/28)
1.	*(if any)	100%	20/01/2028
2.	Basements (if any)	98%	20/01/2028
3.	Podiums (if any)	0%	20/01/2028
4.	Plinth	100%	20/01/2028
5.	Stilt Floor	97%	20/01/2028
6.	Slabs of Super Structure	97%	20/01/2028
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	75%	20/01/2028
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	20/01/2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%	20/01/2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%	20/01/2028
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	60%	20/01/2028

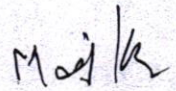

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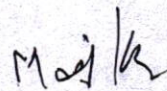
TABLE B**Internal and External Development Works in respect of the entire Registered Phase.**

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (20/01/28)
1.	Internal Roads & Footpaths	YES	75%	20/01/2028
2.	Water Supply	YES	60%	20/01/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	NO	0	20/01/2028
4.	Storm Water Drains	NO	0	20/01/2028
5.	Landscaping & Tree Planting	NO	0	20/01/2028
6.	Street Lighting	YES	50%	20/01/2028
7.	Community Buildings	NO	0	20/01/2028
8.	Treatment and Disposal of Sewage and Sullage Water	NO	0	20/01/2028
9.	Solid Waste Management & Disposal		0	20/01/2028
10.	Water Conservation/Rain Water Harvesting	NO	0	20/01/2028
11.	Energy Management	NO	0	20/01/2028
12.	Fire Protection and Fire Safety Requirements	YES	40%	20/01/2028
13.	Electric Meter Room	YES	60%	20/01/2028
14.	Any Other Amenities	NO	0	20/01/2028

Yours Faithfully,

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

(Registration No./License No)

**MANOJ KUMAR**
(Architect)

CoA No.-CA/2002/29414