

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)(I)(D) and to be submitted with the application of registration of ongoing projects and also along with Form 7 (Quarterly Progress Report).

Date: 06.10.2026

To,

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

GAURI DEV RESIDENCY, NEAR RPS ENGINEERING COLLEGE, KHAGAUL ROAD, PATNA - 801503

Subject: Certificate of percentage of Completion of Construction work — Project Name: VIDYA RADHA VILLA

Ref: Bihar RERA Registration Number: BRERAP00136-3/124/R-1445/2022

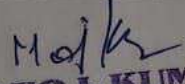
Sir,

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)	1
Phase of the Project	SINGLE
C.N. No. / CTS No. / Survey No. / Khata No.	Khata No 101
Plot No.	1943/2779
Division	Danapur, Patna
Village / Mauza	Kothwan
Block	Danapur
District	Patna
PIN	801503
Built-up area (sq. mts.)	833.40 SQM
Owner / Promoter's Name	ADITYA NIWAS DEVELOPERS AND COLONIZERS

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.

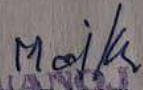
S. No.	Task / Activity	Percentage of Actual Work Done of Each Activity	Projected Date of Completion (DD/MM/YYYY)
	Overall Percentage of Construction Work Completed Across All 19 Activities		


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

Date : 06.10.2026	Signature:
Place : PATNA	Name (MANOJ KUMAR) / Architect:
	(Registration No. / Licence No.): COA NO-CA/2002/29414

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	N/A		
2	Water Supply	YES	100%	30.06.2026
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	100%	30.06.2026
4	Storm Water Drains	N/A		
5	Landscaping & Tree Planting	N/A		
6	Street Lighting	N/A		
7	Community Buildings	N/A		
8	Treatment and Disposal of Sewage and Sullage Water	N/A		
9	Solid Waste Management & Disposal	N/A		
10	Water Conservation / Rain Water Harvesting	YES	100%	30.06.2026
11	Energy Management	N/A		
12	Fire Protection and Fire Safety Requirements	N/A		
13	Demarcation of Closed Parking space	YES	100%	30.06.2026
14	Demarcation of Open Parking space			
15	Transformer, Substation, Electrical Meter Room, Receiving station, Generator	YES	100%	30.06.2026
16	Others (Like HVAC, MEP, etc.)			
17	Additional/Extra Items (If any)	N/A		
	Overall Percentage of Construction Work Completed Across All 17 Activities			


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	(Registration No. / Licence No.): COA NO-CA/2002/29414	

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: **VIDYA RADHA VILLA**

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%	20.03.2023
2	Foundation and Footings / Pile Foundation (if applicable)	100%	20.04.2023
3	Basement Construction (if applicable)	N/A	
4	Plinth and Plinth Beam	100%	12.07.2023
5	Stilt Floor / Podium Construction (if applicable)	100%	30.12.2023
6	Superstructure (Columns, Beams and Slabs)	100%	31.12.2024
7	Masonry / Block Work / Brickwork	100%	30.06.2026
8	Concealed Plumbing, Concealed Electrical Conduits and Other Embedded Services	100%	30.06.2026
9	Internal and External Plaster	100%	30.06.2026
10	Waterproofing of Terrace, Toilets, Balconies and Other Wet Areas	100%	30.06.2026
11	Installation of Door Frames and Window Frames	100%	30.06.2026
12	Internal Flooring, Wall Tiling and Staircase Finishes	100%	30.06.2026
13	Doors, Windows, Painting and Other Internal Finishing Works	100%	30.06.2026
14	Installation of Sanitary Fixtures, CP Fittings, Electrical Switches, Sockets, Distribution Boards, Light Fixtures and Other Internal MEP Finishing Works	100%	30.06.2026
15	Lift Installation, Fire Fighting System, Water Pumps, DG Set (where applicable) and Other Mechanical & Electrical Equipment	100%	30.07.2026
16	Overhead Water Tank, Underground Water Tank, STP/WTP (where applicable) and Building Utility Services	100%	30.06.2026
17	Common Area Finishing (Entrance Lobby, Corridors, Staircases, Lift Lobbies, Railings, etc.)	100%	30.06.2026
18	Testing, Commissioning, Statutory NOCs, Occupancy/Completion Requirements and Final Building Completion Works	UNDER PROCESS	
19	Additional/Extra Items (If any)	100%	30.07.2026

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	100%	30.07.2026
2	Overall Completion Percentage for Table B	100%	30.07.2026
3	Overall percentage of completion of Physical Progress (%) = $(0.80 \times \text{Completion \% of Table A}) + (0.20 \times \text{Completion \% of Table B})$	100%	30.07.2026

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.

Manoj K
MANOJ KUMAR
 Yours Faithfully
 (Architect)
 CoA No.-CA/2002/29414

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	(Registration No. / Licence No.): COA NO-CA/2002/29414	

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

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	N/A	

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