

FORM1[see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 13.10.2026

To,
Kumar Heights Venture Private Limited
206, Hem Plaza, Frazer Road,
Patna- 800001

Subject: Certificate of Percentage of Completion of Construction Work of -01 No. of Building(s) of the Project Abeer Heights, Real Estate Regulatory Authority, Bihar BRERAP202428050826160930E00 situated on the Plot bearing khasra no./ Final Plot no-116 P demarcated by its boundaries 25.574637 latitude and 85.060979 longitude of the endpoints Ram Prakash Singh to the North, Road NH 98 to the South, Kedar Nath Ray to the East and Mahima Sharan Ray & Rajnath Ray to the West, District- Patna and measuring 2185.92 sq.mts being developed by Kumar Heights Venture Private Limited.

Ref: Real Estate Regulatory Authority, Bihar, Registration Number- BRERAP202428050826160930E00

Sir,

I/ We Sudhendu Ranjan have under taken assignment as Architect of certifying Percentage of Completion of Construction Work of the 01 Building of the Project, situated on the plot bearing khasra no./ Final Plot no 116 P, Phulwarisharif -village District- Patna , PIN - 801505 and measuring 2185.92 sq.mts. Are being developed by Kumar Heights Venture Private Limited.

Following technical professionals are appointed by Owner /Promoter:-

- (i) Shri Sudhendu Ranjan as Architect;
- (ii) Shri Shailesh Ranjan as Structural Consultant

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/Wing of the Real Estate Project as registered vide number BRERAP202428050826160930E00 under Real Estate Regulatory Authority, Bihar 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 /Wing Number _____ (to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation -	Completed
2	01 Number of Basement(s) and Plinth	Completed
3	Number of Podiums	
4	Stilt Floor	
5	Number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	

TABLE-B
Internal&ExternalDevelopmentWorksinRespectoftheentireRegisteredPhase

S.No	Common areas and Facilities,Amenities	Proposed (Yes/No)	PercentageofWork done	Details
1.	InternalRoads& Foothpaths			
2.	Water Supply			
3.	Sewarage(chamber, lines, Septic Tank , STP)			
4.	Storm Water Drains			
5.	Landscaping&Tree Planting			
6.	StreetLighting			
7.	Community Buildings			
8.	Treatment and disposalofsewage and sullage water			
9.	Solid Waste management& Disposal			
10.	Waterconservation, Rain water harvesting			
11.	Energymanagement			
12.	Fireprotectionand fire safety requirements			
13.	Electrical meter room,sub-station, receivingstation			
14.	Others(Option to Add more)			

Yours Faithfully

(Ranjan Associates)

Ar. Sudhendu Ranjan

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