GSTIN: 10BVRPK2395H1ZF

DI ARCHITECTS

Architects, Engineers, Interior
& Landscape designer

(Form 1)

ARCHITECT'S CERTIFICATE

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

To,
Sunrise Sai Developers Pvt. Ltd.,
Maurya Path, Khajpura, Patna- 800014.

Date: 12-10-2026

Subject: Certificate of cost Incurred for Development of **Sunrise Rashmi Heights,** RERA Registration No.**-BRERAP00029-7/116/R-1247/2021** situated on the survey Plot No. **269(P), 270, 271, 272, 273(P) and 285(P).**

Demarcated by its boundaries: -

NORTH : - Commercial Main Road (Vijay Singh Yadav Path Road).

SOUTH :- Plot No.- 284, 285 & Others.

EAST :- Ram Babu Singh & Others.

WEST : - Plot No.- 285(P), 286, 287 & Others.

Situated at Vijay Singh Yadav Path, Danapur Khagaul Road, Patna, PIN- **801503,** admeasuring approx. **35.2 Kathas.** Area being developed by **Sunrise Sai Developers Pvt. Ltd.**

Sir,
I, **Mukesh Kumar** have undertaken assignment as **Architect** of certifying Percentage of Completion of Construction Work of **Sunrise Rashmi Heights**, situated at **Vijay Singh Yadav Path, Danapur Khagaul Road, District-Patna, PIN 801503,** admeasuring approx. **35.20 Kathas.** Area being developed by **Sunrise Sai Developers Pvt. Ltd.** as per the approved plan.

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

   I. Shri **Mukesh Kumar** as Architect/Engineer/LS.

   II. Shri **Brajesh Kumar Sinha** as Structural Consultant/Engineer.

AR. Mukesh Kumar
Coa Regd. No.-CA/2010/50220

Office : 507A, Sunrise Narayan Palace, Saubhagya Sharma Path, Rupaspur, Patna (Bihar) - 801506
Mobile No. : +91 97080-06666, 88045-29230
Email: diarchitects@rediffmail.com, mukeshdiarchitects@gmail.com, Website : www.diarchitects.in

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 Work done for each of the building/Wing of the Real Estate Project as registered vide RERA Registration No.- **BRERAP00029-7/116/R-1247/2021** under State 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 A** and **Table B**.

Table – A

(To be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	100% Complete
2	Basement	100% Complete
3	Plinth	100% Complete
4	Podiums	N/A
5	Stilt Floor	100% Complete
6	Slabs of Super Structure	100% Complete
7	Internal walls, Plaster, Floorings, Doors and Windows	100% Complete
8	Sanitary and Electrical Fittings	100% Complete
9	Staircases, Lifts Wells and Lobbies, Overhead and Underground Water Tanks	100% Complete
10	External plumbing, plaster, elevation and waterproofing	100% Complete
11	Installation of Lifts, Water pumps and Fire Fighting Equipment	100% Complete
12	NOC, Electrical fittings, Mechanical Equipment and environmental compliance	100%
13	Internal Roads & Footpaths	Yes
14	Finishing to entrance lobby, plinth protection, paving, compound Wall and activities	100% Complete
15	Overall Percentage of work	100%

AR. Mukesh Kumar
Coa Regd. No.-CA/2010/50220

Table – B

(Internal & External Development Works- Progress Related to Amenities and Common Area)

Sr. No	Common areas and facilities Amenities	Proposed (Yes/ No)	Percentage of actual Work Done	(Remarks)
1	Internal Roads & Footpaths	Yes	100%	
2	Water Supply	Yes	100%	
3	Sewerage chamber Septic Tank	Yes	100%	
4	Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Disposal of sewage and sullage water	No	NA	
8	Water Conservation / Rain Water Harvesting	Yes	100%	
9	Energy Management	No	0	

Yours Faithfully,

AR. Mukesh Kumar
CoA Regd. No. CA/2015/[illegible]

Signature & Name of the Architect's.
(In BLOCK LETTERS)

(**License No.** .....)

Roshni Heights

Additional Information:

A. PARTICULARS OF PROMOTERS

1. Promoter's Registration Number/ CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies: - **U45200BR2008PTC013921**
2. Total Experience of promoter in Real Estate sector: - **17 Years**
3. Total Experience in Real Estate after Implementation of RERA: - **8 Years**

No of Project done before and after Implementation of RERA Residential: - **9 Nos.**

Commercial	: - 0
Residential-cum Commercial	: - 1 No.
Plotted project	: - NA

B. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Total Number of Apartments in Promoter's share – **71 Nos.**

1.	Booked/Allotted	- 29 Nos.
	Sold	- 0 No.
Percentage of booking		- 40.85 %

Total Number of Apartments in Landowner's share – **28 Nos.**

2.	Booked/Allotted	-
	Sold	-
Percentage of booking		-

C. CONSTRUCTION PROGRESS OF THE PROJECT

: The construction progress must include the Expected completion date in (dd/mm/yyyy) Format: - **01/09/2026**

D.FINANCIAL PROGRESS OF THE PROJECT

: Estimated Development Cost of the Project at the start of the project. (Excluding Land cost): - **1950.00 Lakhs**

Any variation in development cost which is declared at the start of the Project: - 0

E. MISCELLANEOUS

1. List of legal cases (if any) – On **Project/Promoter**

Case No.	Name of Parties	No

2. No of Execution Cases against this project

Case No.	Name of Parties	No

3. No of Suo-Moto Cases against this project

Case No.	Name of Parties	No

4. No of Certificate cases/PDR Cases against this project

Case No.	Name of Parties	No

FORM- 7 [REGULATION-9]

Quarterly Progress Report for the Quarter ending 31st March/ 30th June/ 30th Sept./31st Dec. of 2026(Year)

I. PARTICULARS OF PROMOTERS			
Promoter's registration number/CIN No/Registration no. of the partnership firm/LLP Identification number/Any other	U45200BR2008PTC013921	Name of the Promoter's Entity- Sunrise Sai Developers Pvt. Ltd	Remarks Private Limited Company
Address of the Promoter's Entity:	Maurya Path, Khajpura, Off Bailey Road, Patna.		
Total Experience of the Promoter in Real Estate Sector (In completed years)	17 Years		
Total Experience of Real Estate Sector after commencement of RERA. (In completed years)	8 Years		
No. of Projects done before commencement of RERA	1.Residential: - 2.Commercial: - 3. Residential cum commercial: - 4.Plotted project: -	2Nos. x x x	
No. of Projects done after commencement of RERA	1.Residential: - 2.Commercial: - 3. Residential cum commercial: - 4.Plotted project: -	7Nos. x 1No. x	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00029-7/116/R-1247/2021	Name of Project	SUNRISE RASHMI HEIGHTS
Name of Promoter	Sunrise Sai Developers Pvt. Ltd	Project Address	Vijay Singh Yadav Path, Danapur Khagual Road, Patna
Project Registration is valid upto	28- Dec-2026		
Starting date of Project			
Type of Project	1.Residential: - 2.Commercial: - 3. Residential cum commercial: - 4.Plotted project: -	Residential Cum Commercial	
Name of the Competent Authority which sanctioned the project map	PMAA		
Period of validity of map as granted by the Competent Authority concerned	22-02-2021 to 21-02-2026		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type/Flat no.	Carpet Area in sq. ft.	Total number of Sanctioned apartments	Total number of Apartments in Promoter's Share	Total no. of Apartments in Promoter's Share	Total no. of Apartments in Landowner's Share	Total no. of Apartments in Landowner's Share
				Booked	Agreement for Sale Executed	Booked	Agreement for Sale Executed
Commercial Block-A Ground Floor &1st Floor			2				
	Shop - 1	2996					
	Shop -2	2996					
2nd to 8th Floor	Office- 01	3093	7				
	Office- 02	3093					
	Office- 03	3093					
	Office- 04	3093					
	Office- 05	3093					
	Office- 06	3093					
	Office- 07	3093					
Residential Block - B 1st Floor	1(3BHK)	920.73	5	1	1		
	2(3BHK)	954.19					
	3(2BHK)	763.42					
	4(3BHK)	954.19		1			
	5(3BHK)	920.73		1	1		
2nd Floor	1(3BHK)	920.73	5	1	1		
	2(3BHK)	954.19		1	1		
	3(2BHK)	763.42					
	4(3BHK)	954.19		1	1		
	5(3BHK)	920.73					
3rd, 5th, 7th, 9th & 11th Floors	1(3BHK)	920.73	25	1	1		
	2(3BHK)	954.19		2	2		
	3(2BHK)	763.42					
	4(3BHK)	954.19					
	5(3BHK)	920.73		1	1		
4th, 6th, 8th, 10th & 12th Floors	1(3BHK)	920.73	25	1	1		
	2(3BHK)	954.19		3	3		
	3(2BHK)	763.42					
	4(3BHK)	954.19		3	3		
	5(3BHK)	920.73		2	2		
Block- C Ground Floor LIG	1(1BHK)	352.6	6				
	2(1BHK)	352.6					
	3(1BHK)	530.68					
	4(1BHK)	526.27					
	5(1BHK)	352.6					
	6(1BHK)	529.82					
1st To 4th Floor LIG	1(1BHK)	352.6	24				
	2(1BHK)	352.6					
	3(1BHK)	530.68		4	2		
	4(1BHK)	526.27		4	2		
	5(1BHK)	352.6					
	6(1BHK)	529.82		2	1		
Total			**99**	**29**	**23**		

IV. DETAILS OF ASSOCIATION OF ALLOTTEES:

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW/PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
Flat no./Plot no./Shop No./Etc.: 0	Flat no./Plot no./Shop No./Etc.: 0
*Whether notice and reminder of cancellation was served to the Promoter by Allottee/s Yes/No No	*Whether notices and reminder of cancellation have been served to the Allottees by serving Yes/No No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
3	127	19

VII. DETAILS OF BUILDING APPROVALS

S. No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to		Attach copy
1.	Environment Clearance	NA			
2.	Fire N.O.C.	STATE FIRE OFFICE	27/08/2019		
3.	Airport Authority of India N.O.C.	AAI	02/01/2019		
4.	Water Supply Permission	NA	NA		
5.	Other Approval(s), if any, Required for the Project.	NA	NA		

VIII. PROGRESS OF THE PROJECT- INTERNAL INFRASTRUCTURE DEVELOPMENT In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately "BLOCK-A"			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1.	Excavation (if any)	100%	01/09/2026
2.	Basements (if any)	100%	01/09/2026
3.	Podiums (if any)	NA	X
4.	Plinth	100%	01/09/2026
5.	Stilt Floor	100%	01/09/2026
6.	Slabs of Super Structure	100%	01/09/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100%	01/09/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	01/09/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	01/09/2026
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%	01/09/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	01/09/2026
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	01/09/2026
13.	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 complete project as per Specifications in Agreement of sale. Any other activities.	100%	01/09/2026
14.	Overall percentage of Actual Work Done and final completion date	100%	01/09/2026

VIII. PROGRESS OF THE PROJECT- INTERNAL INFRASTRUCTURE DEVELOPMENT In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately "BLOCK-B"			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1.	Excavation (if any)	100%	01/09/2026
2.	Basements (if any)	100%	01/09/2026
3.	Podiums (if any)	NA	X
4.	Plinth	100%	01/09/2026
5.	Stilt Floor	100%	01/09/2026
6.	Slabs of Super Structure	100%	01/09/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100%	01/09/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	01/09/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	01/09/2026
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%	01/09/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	01/09/2026
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	01/09/2026
13.	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 complete project as per Specifications in Agreement of sale. Any other activities.	100%	01/09/2026
14.	Overall percentage of Actual Work Done and final completion date	100%	01/09/2026

VIII. PROGRESS OF THE PROJECT- INTERNAL INFRASTRUCTURE DEVELOPMENT In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately "BLOCK-C"			
S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1.	Excavation (if any)	100%	01/09/2026
2.	Basements (if any)	100%	01/09/2026
3.	Podiums (if any)	NA	X
4.	Plinth	100%	01/09/2026
5.	Stilt Floor	0%	01/09/2026
6.	Slabs of Super Structure	100%	01/09/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	100%	01/09/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%	01/09/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	01/09/2026
10.	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	100%	01/09/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	100%	01/09/2026
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	100%	01/09/2026
13.	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 complete project as per Specifications in Agreement of sale. Any other activities.	100%	01/09/2026
14.	Overall percentage of Actual Work Done and final completion date	100%	01/09/2026

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	100%	01/09/2026
2.	Water Supply	Yes	100%	01/09/2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	100%	01/09/2026
4.	Storm Water Drains	Yes	100%	01/09/2026
5.	Landscaping & Tree Planting	Yes	100%	01/09/2026
6.	Street Lighting	Yes	100%	01/09/2026
7.	Community Buildings	No	NA	X
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	X
9.	Solid Waste Management & Disposal	No	NA	X
10.	Water conservation/Rain Water Harvesting	Yes	100%	01/09/2026
11.	Energy Management	No	NA	X
12.	Fire Protection and Fire safety Requirements	Yes	100%	01/09/2026
13.	Closed Parking	Yes	100%	01/09/2026
14.	Open Parking	No	NA	X
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	01/09/2026
16.	Others(Option to Add More)			
17.	Overall Percentage of Actual Work Done and final completion date			

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT				
		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage Chambers Septic Tank	NA	NA	NA
4.	Drains	NA	NA	NA
5.	Parks, Land Scaping and Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Disposal of sewage & sullage water	NA	NA	NA
8.	Water conservation/Rain Water Harvesting	NA	NA	NA
9.	Energy Management	NA	NA	NA

XI. FINANCIAL PROGRESS OF THE PROJECT	
Particulars	Amount (In Rs.)
Project Account No.	3110201007598
Estimated cost of the Project including Land cost at the start of the Project	25,00,00,000.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	1950.00 Lakhs.
Any variation in development cost which is declared at the start of the project.	0.00
Amount received during the Quarter	3,31,14,769.00
Actual Cost Incurred during the Quarter	3,80,65,237.00
Net Amount at end of the Quarter	3,80,65,237.00
Total expenditure on Project till date	23,49,32,176.00
Cumulative fund collected till the end of Quarter in question	-
Cumulative expenditure done till the end of Quarter in question	-
Percentage of Expenditure incurred of the total Estimated development cost of the project.	

XII. DETAILS OF MORTGAGES OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any	
(A) By Bank (B) By Lenders/etc.	**No**

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.			
(A)	Sr.No.		
	1.	Photographs showing Front Elevation	Yes
	2.	Photographs showing Rear Elevation	Yes
	3.	Photographs showing Side Elevation (Both sides)	Yes
	4.	Photograph of each floor showing the progress of interior works	Yes
	5.	Photograph of Common Areas (Staircase, Lift area, Terrace, Parking, etc.)	Yes
(B)	Sr.No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	Yes

XIV. MISCELLANEOUS	
A	List of Legal Cases (if any) – Against Project/Promoter
1.	(a) Case No. 0 (b) Name of Parties NA No Order Passed, if Yes, whether complied (Yes/No)
2.	No. of Execution Cases against this project (a) Case No. 0 (b) Name of Parties NA No Order Passed, if Yes, whether complied (Yes/No)
3.	No. of Suo - Moto cases against this project (a) Case No. 0 (b) Name of Parties NA No Order Passed, if Yes, whether complied (Yes/No)
4.	No. of Certificate cases/PDR cases against this project (a) Case No. 0 (b) Name of Parties NA No Order Passed, if Yes, whether complied (Yes/No)

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes/No b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No c. If No, then Reason for delay:

XVI. BROCHURE/Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7 Yes

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance
Name: Paras Kumar **Contact No:** 9334101720 **Email id:** sunrisecivil@gmail.com **Address:** Maurya path, Khajpura, Patna

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed. I am/we are executing this undertaking to attest to the truth of all the foregoing information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Sunrise Sai Developers Pvt. Ltd
Paraskumar.
Director

Signature of Promoter

Name: PARASKUMAR

Date: 15/10/2026.