

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

Date- **18-10-2025**

To,

The Authority,
M/s MODERN BATH PVT. LTD.,
Shekhpura Bailey Road, Patna-800014

Subject: Certificate of Percentage of Work executed in the project

Having "**VIDYA TOWER**" No. of Building(s)/ Block- A & B Wing(s) of the Phase-1 bearing the RERA registration no **BRERAP02856-1/1311/R-1158/2021** and being developed on the plot bearing CS Plot No- **140,141** , Khata No-**283 & 297** ,Mohalla-Ashiyans Nagar, Thana No- 11, Mauza- Khajpura, Sub Division/District-Patna demarcated by its boundaries **LAT- 25.618727 N, Long- 85.081352E** of the land **2056.32 Sqm.** situated at Village- Ashiyana Nagar, Block - Patliputra District- Patna, PIN- 800025

Admeasuring- **2056.32 Sqm.** Area being developed by
the Promoter - **M/s MODERN BATH PVT. LTD.,**

Sir,

I, **Er. Pankaj Kr. Karn** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of execution of Work of the "**VIDYA TOWER**" Building(s)/Block- A & B Wing(s) of the Phase of the Project, Situated on the plot -**140 & 141** , Khata No-**283 & 297** Thana No- **11**, Mauza- Khajpura, P.S.- Rajeev Nagar, Patna admeasuring **2056.32 Sqm.** sq.mts. area being situated at Village- Ashiyana Nagar, Block - Patliputra, P.S.- Rajeev Nagar, District- Patna PIN- 800025 developed by [Promoter's Name] - **M/s MODERN BATH PVT. LTD.,**

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

- (i) M/s /Shri "**Er. Pankaj Kr. Karn**" as L.S. / Architect;
- (ii) M/s /Shri "**Er. Amrendra Kumar**" as Structural Consultant
- (iii) M/s /Shri "**Er. Pankaj Kr. Karn**" as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri "**Er. Pankaj Kr. Karn**" as Site Supervisor

Based on site Inspection, with respect to reach 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 number **BRERAP02856-1/1311/R-1158/2021** Under 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.



TABLE-A**Building / Block-A & Block-B of the Project-
VIDYA TOWER**

Sr.No.	Tasks/Activity	Percentage of work done	
		BLOCK-A	BLOCK-B
1.	Excavation	Done	Done
2.	Number of basement(s) and Plinth	Nil	Nil
3.	Number of Podiums	----	---
4.	Stilt Floor	1	1
5.	Number of Slabs of Super Structure	5	5
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100% Done	100% Done
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	80% Done	100% Done
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80% Done	100% Done
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100% Done	100% Done
10.	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as per NOC from the concerned department, Electrical fittings to common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ 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.	100% Done	80% Done

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Foot-Paths	Yes(Footpath)	100%	Kota Stone
2	Water Supply	Yes	100%	Own Bore well

3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	100%	
4	Storm Water Drains	YES	100%	
5	Landscaping & Tree Planting.	Yes	0%	
6	Street Lighting	Yes	50%	
7	Community Buildings	No	0%	
8	Treatment and disposal of sewage and Sullage water	No	0%	
9	Solid Waste management & Disposal.	No	0%	
10	Water conservation, Rain water harvesting.	No	100%	
11	Energy management	No	100%	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, sub-station, receiving station.	Yes	100%	
14	Others (Option to Add more).	No	0%	

Yours Faithfully,


ER. PANKAJ KR. KARN
 EMPANELLED ENGINEER)
 EMP. No.-BR/UDHD/CE/23-0012
 UDHD, Bihar

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

ER. PANKAJ KR. KARN
 (EMP No.- ER/10/2018)
 PATNA MUNICIPAL CORPORATION