

FORM No.1
[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 22-10-2026

To,

The ROOFTECH DEVELOPERS PVT. LTD.,
401, K.D. Vihar Complex, Near Reliance Trends,
East Boring Canal Road, Patna-800013, Bihar

Subject: Certificate of Percentage of Work executed in the project having 2 No. of Building(s)/ 2 Wing(s) of the Phase 1 bearing the registration no. BRERAP00105-1/29/R-90/2018 and being developed on the Plot bearing CS No/ khata no 249, 251 Plot No. 577, 578 demarcated by its boundaries of the land situated in Janipur Mauza village Shorampur Block Phulwarisarif division Patna District Patna PIN 801505 admeasuring 6726.79 sq.mts., area being developed by the Rooftech Developers Pvt. Ltd.

Sir,

I/We have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the 2 Building(s)/ 2 Wing(s) of the Phase 1 of the Project, situated on the plot bearing C.S. no 249, 251, Plot No 577, 578 of Village Shorampur Block Phulwarisharif division Patna district Patna Pin 801505 admeasuring 6726.76 sq.mts. area being developed by Rooftech Developers Pvt. Ltd.

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

- (i) M/s/Shri/Smt Uma Shankar Kumar as L.S./Architect;
- (ii) M/s/Shri/Smt Shushil Kumar as Structural Consultant
- (iii) M/s/Shri/ Smt. Jitendra Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt Dhananjay Kumar as Site Engineer/Supervisor

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 number BRERAP00105-1/29/R-90/2018 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/ Wing number 1 'Block A' (to be prepared separately for each building / wing of the project)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format (4)
		Block A	Block A
1.	Excavation (if any)	100%	DONE
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	100%	DONE
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	85%	31/12/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%	31/08/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	55%	31/10/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%	31/12/2026
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/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.	25%	31/01/2027

Building/ Wing number 2 'Block B' (to be prepared separately for each building / wing of the project)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format (4)
		Block B	Block B
1.	Excavation (if any)	100%	DONE
2.	Basements (if any)	NA	
3.	Podiums (if any)	NA	
4.	Plinth	100%	DONE
5.	Stilt Floor	100%	DONE
6.	Slabs of Super Structure	32%	31/12/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	31/03/2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	30/04/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%	31/10/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	31/10/2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	31/12/2027

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 (dd/mm/yyyy)
1.	Internal Roads & Footpaths	Yes	5%	30/12/2027
2.	Water Supply	Yes	45%	31/07/2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	50%	30/11/2027
4.	Storm Water Drains	No		
5.	Landscaping Planting	No		
6.	Street Lighting	Yes	0%	30/11/2027
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation/Rain Water Harvesting	No		
11.	Energy Management	No		
12.	Fire Protection and Fire Safety Requirements	Yes	10%	31/08/2027
13.	Closed Parking	Yes	30%	30/11/2027

Yours Faithfully,

AR. Umashankar Kumar

Registered Architect

Reg. No. CA/2011/84023

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

(Registration No./License No.....)