Date: - 21.07.2026

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)

To,
Hira Panna InfraProjects LLP,
Plot No-100A, Patliputra Colony,
Patliputra, Patna, Bihar

Subject: - Certificate of Percentage of Completion of Construction Work of **The Emperor** for **3** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP93630-002/84/R-1594/2023** situated on the **Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja- Sikandarpur, Danapur, Dist- Patna, Bihar.** Demarcated by its boundaries (latitude- **25.633603** and longitude- **85.068532** of the end points) to the North **Bujhouni Singh, Dullar Mahta and Budhaili Mahto Prt Plot 663 & 662** to the South **Shivdhar Singh and Part Plot 649** to the East **Palak Singh, Sudama Mahto, Part Plot no.- 651** to the West **Road** of **Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja- Sikandarpur, Danapur, Dist- Patna, Bihar.** ad measuring **15887.17** Sq. mts. Total Built-up Area being developed by **Hira Panna InfraProjects LLP.**

Ref: Bihar RERA Registration Number- **BRERAP93630-002/84/R-1594/2023**

Sir,
I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **The Emperor** for **3** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP93630-002/84/R-1594/2023** situated on the **Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja- Sikandarpur, Danapur, Dist- Patna, Bihar** ad measuring **15887.17** Sq. mts. Total Built-up Area being developed by Promoter- **Hira Panna InfraProjects LLP.**

1. Following Technical Professional are appointed by Owner/ Promoter: -
   i. AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
   ii. Er. Utkarsh Reg. No.- 04/STRU/18/NPDN as Structural Consultant.
   iii. Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
   iv. M/s Shri/ Smt. …… as MEP Consultant.
   v. M/s Shri/ Smt. …….. As Quantity Surveyor

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 under **BRERAP93630-002/84/R-1594/2023** 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.

Ratan Kumar
RATAN KUMAR
ARCHITECT
COA Reg. No. - CA/2023/158462
UDHD Patna (Bihar)

Table-A

Plan Case No.: 24/23-24 (The Emperor B + Stilt + Podium Parking + 22 Floor) (To be added for each Building / Wing)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	90%	30-10-2027
3.	Podiums (if any)	90%	30-10-2027
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	30-09-2025
6.	Slabs of Super Structure	50%	28-01-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	15%	20-07-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%	25-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	25-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%	25-12-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	20%	25-02-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	30-03-2028
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.	20%	30-04-2028
14.	Overall Percentage of Actual Work Done and final completion date	50%	30-04-2028

Yours Faithfully,



Contact No. - 7004720633

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	0%	30-03-2028
2.	Water Supply	YES	20%	25-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	15%	25-12-2027
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	30-03-2028
6.	Street Lighting	NO		
7.	Community Hall & Gym	YES	40%	30-03-2028
8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation/Rain Water Harvesting	YES	0%	30-03-2028
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	5%	30-12-2027
13.	Closed Parking	YES	90%	20-07-2027
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	20%	20-02-2028
16.	Others (Option to Add More)	NO		
17.	Overall Percentage of Actual Work Done and final completion date	YES	21.11%	30-04-2028

Ratan Kumar

RATAN KUMAR
ARCHITECT
COA Reg. No. - CA/2023/158462
UDHD Patna (Bihar)

Contact No. - 7004720633