

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 Proprietor
Prema Realty and Company
Powergrid Lane ,New Karbigahiya,
Patna-800001

Subject:- Certificate of percentage of completion of construction work

Having one building bearing RERA registration number -BRERAP00543-003/187/R-1676/2024 situated on the plot bearing Khata No-629 .Plot no-781 ,Mauza-Pahari demarcated by its boundaries(Latitude-25.583524° and longitude-85.20222°)Survey plot no-779 & 780 to the North,survey plot no-782 to the south ,Approach road to the East & Survey Plot No-750 to the West Mauza-Pahari ,Muhallah- Pahari ,Block-Patna Sadar,District-Patna ,PIN-800007 admeasuring 1596.15 sq.mts. area being developed by Prema Realty & Company.

Sir,

I Vishnu Kumar Choudhary have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of construction work of the Building "SHREE CHETAN HARI COMPLEX" situated on the plot bearing Khata No-629 , Plot no-781 ,Mauza-Pahari demarcated by its boundaries(Latitude-25.583524° and longitude-85.20222°)Survey plot no-779 & 780 to the North,survey plot no-782 to the south ,Approach road to the East & Survey Plot No-750 to the West Mauza-Pahari ,Muhallah- Pahari ,Block-Patna Sadar,District-Patna ,PIN-800007 admeasuring 1596.15 sq.mts. area being developed by Prema Realty & Company.

Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s/Shri /Smt. Vishnu Kumar Choudhary as L.S. /Architect
- (ii) M/s /Shri/Smt Manoj Kumar as Structural Consultant
- (iii) M/s /Shri/Smt.----- as MEP Consultant
- (iv) M/s /Shri/Smt Chandraprakash Kumar 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 BRERAP00543-003/187/R-1676/2024 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

Sr.No.	Tasks/Activity	Percentage of work done
1.	Excavation	100 %
2.	Number of basement(s) and Plinth	N/A
3.	Number of Podiums	N/A
4.	Plinth++++	100%
5.	Number of Slabs of Super Structure	100 %
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	5%
7.	Sanitary Fittings within the Flat/Premises. Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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.	0%

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	0%	28-02-2027
2	Water Supply	YES	0%	30-06-2027
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	30-09-2027
4	Storm Water Drains	YES	0%	31-08-2027
5	Landscaping & Tree Planting.	YES	0%	30-08-2027
6	Street Lighting	YES	0%	28-02-2027
7	Community Buildings	NO	N/A	
8	Treatment and disposal of sewage and Sullage water	NO	N/A	
9	Solid Waste management & Disposal.	YES	0%	30-09-2027
10	Water conservation, Rain water harvesting.	YES	0%	31-10-2026
11	Energy management	YES	0%	30-06-2027
12	Fire protection and fire safety requirements	YES	0%	31-08-2027
13	Electrical meter room, sub-station, receiving station.	NO	N/A	
14	Others (Option to Add more).	NO	N/A	



Yours Faithfully

VISHNU KUMAR CHOUDHARY

(Registration No./License No.)

VISHNU KUMAR CHOUDHARY
(Architect)CoA Regn. No-CA/1994/16909
Empanelled at Serial No.-AR/000288
Vide Memo No-2529, dt 12.06.2023 of
UD&HD, Bihar