

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,
OMM REALTORS PRIVATE LIMITED
E/128, P.C. COLONY, KANKARBAGH,
PATNA, BIHAR - 800020

Subject: Certificate of Percentage of Completion of Construction Work of 'SHYAM SHANTI ESTATES' No. of Building(s)/3 (three) BLOCKS of the Phase bearing Bihar RERA Registration Number BRERAP84240-1/212/R-1511/2022

Situated on the Survey Plot No. 197(P) & 198(P), Khata No.- 51 & 73, Mauza - Ranipur Chak Milki, Pargana - Ajimabad, Thana No.- 20, Thana - Chaukkala, Present Thana - By Pass, Tauzi - Bihar Government, Thana Code No.- 512, Zone - 2, Ward No. 56, Dist.- Patna (Bihar) PIN 800009

Demarcated by its boundaries (latitude and longitude of the end points) Lat. 25.571853° Long. 85.217157° to the North, Lat. 25.57178° Long. 85.217642° to the South, Lat. 25.571639° Long. 85.217147° to the East, Lat. 25.571625° Long. 85.218024° to the West
Admeasuring 3898.68 sq.mts. area being developed by OMM REALTORS PRIVATE LIMITED.

Sir,

We, Smriti Architects Pvt. Ltd. have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of the SHYAM SHANTI ESTATES No. of Building(s)/3 (three) BLOCKS of the Phase bearing Bihar RERA Registration Number - BRERAP84240-1/212/R-1511/2022 Situated on the Survey Plot No. 197(P) & 198(P), Khata No.-51 & 73, Mauza - Ranipur Chak Milki, Pargana - Ajimabad, Thana No.- 20, Thana - Chaukkala, Present Thana - By Pass, Tauzi - Bihar Government, Thana Code No.- 512, Zone - 2, Ward No. 56, Dist.- Patna (Bihar) PIN 800009 Admeasuring 3898.68 sq.mts. area being developed by OMM REALTORS PRIVATE LIMITED.

- Following technical professionals are appointed by Owner / Promoter: —
 - M/S Smriti Architect Pvt. Ltd., Architect Rakesh Rajan Rajee as Architect;
 - Shri Jai Nath as Structural Consultant
 - Unitech Associate as Electrical Consultant and Environmental Engineers as PHE Consultant
 - Shri Pravin Kumar as Site 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 under BRERAP84240-1/212/R-1511/2022 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.

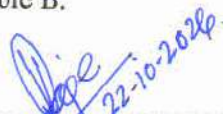

AR. RAKESH RAJAN RAJE
CA / 1986 / 9665

Table-A
SHYAM SHANTI ESTATES
BLOCK – A as on 30.09.2026

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)	100	COMPLETED
3	Podiums(if any)	NA	
4	Plinth	100	COMPLETED
5	Silt Floor	100	COMPLETED
6	Slabs of Super Structure	96	15.02.2027
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	50	15.03.2027
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10	15.03.2027
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	65	15.03.2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0	15.03.2027
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/ splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0	15.03.2027

Yours faithfully

Signature

Name of Architect
Registration No


AR. RAKESH RANJAN RAJE
QA / 1986 / 9665

SHYAM SHANTI ESTATES
BLOCK – B as on 30.09.2026

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)	100	COMPLETED
3	Podiums(if any)	NA	
4	Plinth	100	COMPLETED
5	Silt Floor	100	COMPLETED
6	Slabs of Super Structure	100	COMPLETED
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	84	15.03.2027
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	64	15.03.2027
9	Staircases, Lifts Wells and Lobbiesat each Floor level, Overhead andUnderground Water Tanks.	72	15.03.2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25	15.03.2027
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, MechanicalEquipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/ splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0	15.03.2027

Yours faithfully

Signature

Name of Architect
Registration No

22-10-2026
AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

SHYAM SHANTI ESTATES
BLOCK – C as on 30.09.2026

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)	100	COMPLETED
3	Podiums(if any)	NA	
4	Plinth	100	COMPLETED
5	Silt Floor	100	COMPLETED
6	Slabs of Super Structure	100	COMPLETED
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	96	15.03.2027
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85	15.03.2027
9	Staircases, Lifts Wells and Lobbiesat each Floor level, Overhead andUnderground Water Tanks.	78	15.03.2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	40	15.03.2027
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, MechanicalEquipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/ splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	10	15.03.2027

Yours faithfully

Signature

Name of Architect
Registration No

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CA / 1986 / 9665

Raje
22-10-2026

TABLE B
Internal and External Development Works in respect of the entire Registered Phase
as on 30.09.2026

Sl. 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	15.09.2027
2	Water Supply	YES	0	15.09.2027
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	15.09.2027
4	Storm Water Drains	YES	0	15.09.2027
5	Landscaping & Tree Planting	YES	0	15.09.2027
6	Street Lighting	YES	0	15.09.2027
7	Community Buildings	NO	NA	
8	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9	Solid Waste Management & Disposal	YES	0	15.09.2027
10	Water Conservation/Rain Water Harvesting	YES	0	15.09.2027
11	Energy Management	YES	0	15.09.2027
12	Fire Protection and Fire Safety Requirements	YES	0	15.09.2027
13	Electric Meter Room	YES	0	15.09.2027
14	Any Other Amenities	NO	N/A	

Yours faithfully

Signature

Name of Architect
Registration No

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CA / 1986 / 9665