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 23-10-2026

To,

SATVIKA INFRA INDIA PVT. LTD.,
Ground Floor, B-231 Prabhawati Niwas,
S.K. Puri, Boring Road,
P.O. & P.S. – S.K. Puri. Patna- 800001

Subject: Certificate of Percentage of Completion of Construction Work of **"SATVIKA RAJPATI ENCLAVE"** No. of Building(s)/ 1 Wing(s) of the Phase of the Project having **BRERAP198828070526260231E00** situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **669(P)** demarcated by its boundaries (latitude and longitude of the end points) 25.635172 to the North - to the South to the East to the West of 85.069406, Division – Sikanderpur, Danapur District-Patna PIN **801105** admeasuring -1538.36 Sq. Mtr. area being developed by Promoter's Name – **SATVIKA INFRA INDIA PVT. LTD.**

Sir,

I/ We **SUDHENDU RANJAN** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **SATVIKA INFRA INDIA PVT. LTD.** Project "**SATVIKA HEIGHTS"** Building(s)/Wing(s) of the - Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. **669(P)** of Sikanderpur, **Thana no.- 17, Mauza – Sikanderpur, Danapur, Patna PIN-801105** admeasuring 1538.36 Sq. Mtr. area being developed by **SATVIKA INFRA INDIA PVT. LTD.**

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

(i) M/s/Shri/Smt. **SUDHENDU RANJAN** as L.S. / Architect;

(ii) M/s /Shri / Smt. **SHAILESH RANJAN** as Structural Consultant

(iii) M/s /Shri / Smt. **SUDHENDU RANJAN** as MEP Consultant

(iv) M/s /Shri / Smt. **PRADIP 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 **BRERAP198828070526260231E00** 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/ Wings Number TOWER (to be prepared separately for each building / wing of the project)

TOWER-I			
S.No.	Tasks/Activity(2)	% of Actual Work	Expected Completion Date
1	Excavation (if any)	100%	
2	Basements(if any)	75%	
3	Podiums (if any)	N/A	
4	Plinth	100%	
5	Stilt Floor	50%	31-12-2026
6	Slabs of Super Structure	10%	31-10-2027
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within lats/Premises.	00%	30-09-2028
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises	00%	30-09-2029
9	Staircases, Lifts Wells and Lobbies ateach Floor level, Over head and Under ground Water Tanks.	00%	31-12-2029
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building / Wing.	00%	26-02-2030
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 are as appurtenant to Building/Wing, Compound Wall and all other requirement sasmy be required to complete project as per Specifications in Agreement of Sale.	00%	30-06-2030

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	Details
1	Internal Roads & Footpaths	YES	0%	26-02-2031
2	Water Supply	YES	0%	26-02-2031
3	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	26-02-2031
4	Storm Water Drains	YES	0%	26-02-2031
5	Landscaping & Tree Planting	YES	0%	26-02-2031
6	Street Lighting	YES	0%	26-02-2031
7	Community Buildings	NO		
8	Treatment and Disposal of Sewage and Sullage Water	YES	0%	26-02-2031
9	Solid Waste Management & Disposal	YES	0%	26-02-2031
10	Water Conservation/Rain Water Harvesting	YES	0%	26-02-2031
11	Energy management	NO		
12	Fire Protection and Fire Safety Requirements	YES	0%	26-02-2031
13	Closed Parking	YES	0%	26-02-2031

Yours Faithfully,

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

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

SUDHENDU RANJAN
ARCHITECT
EMPANELMENT No
CA/2005/37011
UDHD, GOVERNMENT OF BIHAR