Ar. Rohan Kumar Bharti

Architects · Planners

Ar. Rohan Kumar Bharti, B.Arch · CoA Reg. No. CA/2020/123471

Road no 3, Vrindavan Colony, Tez Pratap Nagar, Beur, Anisabad, Patna-800002

Mob: 7352936939 · blenderarchdesigns@gmail.com

FORM No. 1

[See Regulation 6 (4) (vi)]

ARCHITECT'S CERTIFICATE

(On Letter Head)

To be issued by the Registered ARCHITECT for withdrawal of money from the separate account under section 4 (2) (l) (D) and to be submitted with the application of registration of ongoing projects and also along with Form 7. (Quarterly Progress Report)

Date 24-10-2026

To,

MAGADH DEVELOPERS
4H/36, Bahadurpur Housing Colony
Bhootnath Road
Patna, Bihar - 800 026

Subject: Certificate of percentage of Completion of Construction work **ALPANA BUSINESS PARK for Qr.2 of FY2026-27.**

Ref: Bihar RERA Registration Number: BRERAP185128040525030929E00

Sir,

I/We, **ROHAN BHARTI** have been engaged as the Architect for the above-mentioned project and have undertaken the assignment of certifying the physical progress and percentage of completion of the construction works pertaining to the **ONE** Building(s)/ **Nil-** Wing(s) of the **Nil-** Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./**Khata No. 1575, 1541, 1534** and **Plot Nos. 4022P, 4023P, 5764P** of Village/Mauza-Digha, Block- Patna Sadar, District- PATNA, PIN - 800011, admeasuring **2879.51 sq.mts** (Built-up area in sq.mts) being developed by **MAGADH DEVELOPERS.**

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 completion of the construction works done for the following activities is given herein below in the Table A, B, C and Table D.

AR. ROHAN KUMAR BHARTI
C.O.A. Rego. No. CA/2020/123471

Table A

(Building Construction Works of the Project)

*** In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately and cumulative figure may be added separately.**

*** In case of plotted development, Only Table B and Table D are applicable.**

S. No.	Task/Activity	Percentage of Actual Work Done of Each Activity	Projected date of completion (DD/MM/YYYY)
1.	Site Clearance, Surveying and Excavation (if applicable)	100%	30/06/2025
2.	Foundation and Footings / Pile Foundation (if applicable)	100%	30/10/2025
3.	Basement Construction (if applicable)	100%	30/10/2025
4.	Plinth and Plinth Beam	100%	31/12/2025
5.	Stilt Floor / Podium Construction (if applicable)		NONE
6.	Superstructure (Columns, Beams and Slabs)	83%	30/09/2027
7.	Masonry / Block Work / Brickwork	25%	31/12/2027
8.	Concealed Plumbing, Concealed Electrical Conduits and Other Embedded Services	10%	31/03/2028
9.	Internal and External Plaster	20%	31/12/2027
10.	Waterproofing of Terrace, Toilets, Balconies and Other Wet Areas	40%	30/06/2028
11.	Installation of Door Frames and Window Frames	0%	31/12/2027
12.	Internal Flooring, Wall Tiling and Staircase Finishes	15%	31/12/2027
13.	Doors, Windows, Painting and Other Internal Finishing Works	20%	31/12/2028
14.	Installation of Sanitary Fixtures, CP Fittings, Electrical Switches, Sockets, Distribution Boards, Light Fixtures and Other Internal MEP Finishing Works.	0%	31/03/2028
15.	Lift Installation, Fire Fighting System, Water Pumps, DG Set (where applicable) and Other Mechanical & Electrical Equipment	18%	31/12/2028
16.	Overhead Water Tank, Underground Water Tank, STP/WTP (where applicable) and Building Utility Services	30%	31/03/2028
17.	Common Area Finishing (Entrance Lobby, Corridors, Staircases, Lift Lobbies, Railings, etc.)	0%	31/12/2028
18.	Testing, Commissioning, Statutory NOCs, Occupancy/Completion Requirements and Final Building Completion Works	0%	31/01/2029
19.	Additional/Extra Items (If any)	-	-

Overall Percentage of Construction Work Completed Across All 19 Activities Mentioned Above:

50%

Date: 24/10/2026

Yours Faithfully,

AR. ROHAN KUMAR BHARTI
C.O.A. Regd. No.- CA/2020/123471

Signature & Name (IN BLOCK LETTERS)/
Architect

CA/2020/123471
(Registration No./License No.)

TABLE B

Internal Development Works within the Project in respect of the Entire Registered Phase

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	No		31/03/2029
2.	Water Supply	Yes	50%	31/03/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	60%	31/12/2028
4.	Storm Water Drains	No		31/03/2029
5.	Landscaping & Tree Planting	Yes	0%	31/12/2028
6.	Street Lighting	No		31/03/2029
7.	Community Buildings	No		31/03/2029
8.	Treatment and Disposal of Sewage and Sullage Water	No		31/03/2029
9.	Solid Waste Management & Disposal	No		31/03/2029
10.	Water Conservation / Rain Water Harvesting	Yes	0%	31/12/2028
11.	Energy Management	Yes	0%	31/12/2028
12.	Fire Protection and Fire Safety Requirements	Yes	0%	31/12/2028
13.	Demarcation of Closed Parking space	Yes	0%	31/12/2028
14.	Demarcation of Open Parking space	Yes	0%	31/12/2028
15.	Transformer, Substation, Electrical Meter Room, Receiving station, Generator.	Yes	0%	31/12/2028
16.	Others (Like HVAC,MEP,etc)	No		31/03/2029
17.	Additional/Extra Items (If any)			

Overall Percentage of Construction Work Completed Across All 17 Activities Mentioned Above: 10%

Date: 24/10/2026

Yours Faithfully,

Rohan Bharti

AR. ROHAN KUMAR BHARTI
C.O.A. Regd. No.- CA/2020/123471

Signature & Name (IN BLOCK LETTERS)/ Architect

CA/2020/123471

(Registration No./License No.)

TABLE C
Overall Completion Table

S. No.	Particulars	Percentage of Actual Work Done (As on the Date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Overall Completion Percentage for Table A	50%	31/01/2029
2	Overall Completion Percentage for Table B	10%	31/03/2029
3	Overall percentage of completion of Physical Progress (%) = (0.80 × Completion Percentage of Table A) + (0.20 × Completion Percentage of Table B)	42%	

NOTE: - The Overall Physical Progress of the shall be computed as the weighted average of the completion percentages certified under Table A and Table B, assigning 80% weight to Building Construction Works (Table A) and 20% weight to Internal Development Works (Table B), unless otherwise specified by the Authority.

Yours Faithfully,

Date: 24/10/2026

AR. ROHAN KUMAR BHARTI
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TABLE D
(In case of plotted development)

Overall Completion Table

S. No.	Particulars	Percentage of Actual Work Done (As on the Date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Overall Completion Percentage for Table B	N/A	N/A

Yours Faithfully,

Date: 24/10/2026

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