

Date: - 14.07.2026

**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,  
The Mandvi Buildcon Private Limited,  
2<sup>nd</sup> Floor, Saif Manzil, Near Bank of Baroda,  
Exhibition Road, Patna, Bihar

**Subject:** - Certificate of Percentage of Completion of Construction Work of **Jagdish Villa** for **1** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP181728050325150929E00** situated on the Mauza- Phulwari Sharif, Thana No.- 35, Khata No.- 719 and 706, S.Plot No.- 811 P, 812 P, 813 P, Dist.- Patna, Bihar. demarcated by its boundaries (latitude- 25.78792 and longitude- 84.711473 of the end points) to the North **Jay Prakash Gupta and Others** to the South **Land of Prabhu Narayan Gupta** the East **Mitra Mandal Colony** to the West **20 feet Wide Road** of Mauza- Phulwari Sharif, Thana No.- 35, Khata No.- 719 and 706, S.Plot No.- 811 P, 812 P, 813 P, Dist.- Patna, Bihar ad measuring **1884.82** Sq. mts. Total Built-up Area being developed by **Mandvi Buildcon Private Limited**.

Ref: Bihar RERA Registration Number- **BRERAP181728050325150929E00**

Sir,

I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Jagdish Villa** for **1** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP181728050325150929E00** situated on the Mauza- Phulwari Sharif, Thana No.- 35, Khata No.- 719 and 706, S.Plot No.- 811 P, 812 P, 813 P, Dist- Patna, Bihar, Bihar ad measuring **1884.82** Sq. mts. Total Builtup Area being developed by Promoter- Mandvi Buildcon Private Limited.

1. Following Technical Professional are appointed by Owner/ Promoter: -
- AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
  - Er. Brajesh kumar Sinha Reg. No.- BR/UDHD/SE/23-0071 as Structural Consultant.
  - Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
  - M/s Shri/ Smt. .... as MEP Consultant.
  - 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 **BRERAP181728050325150929E00** 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**  
ARCHITECT  
COA Reg. No. - CA/2023/158462  
UDHD Patna (Bihar)

**Table-A**

Plan Case No.-788, Dated- 14.06.2024 (Jagdish Villa B+G+3) (To be added for each Building / Wing)

| <b>S. No.</b> | <b>Task/Activity</b>                                                                                                                                                                                                                             | <b>Percentage of Actual Work Done</b> | <b>Projected date of completion (DD/MM/YYYY)</b> |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------|
| 1.            | Excavation (if any)                                                                                                                                                                                                                              | 100%                                  | Completed                                        |
| 2.            | Basements (if any)                                                                                                                                                                                                                               | 100%                                  | 12-12-2025                                       |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                 | NA                                    |                                                  |
| 4.            | Plinth                                                                                                                                                                                                                                           | 100%                                  | 10-10-2025                                       |
| 5.            | Stilt Floor                                                                                                                                                                                                                                      | NA                                    |                                                  |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                         | 70%                                   | 07-08-2026                                       |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                           | 10%                                   | 01-12-2027                                       |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                         | 0%                                    | 10-12-2028                                       |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                   | 15%                                   | 10-12-2027                                       |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 0%                                    | 10-02-2028                                       |
| 11.           | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.                                                                                                                                                | 15%                                   | 15-09-2028                                       |
| 12.           | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                | 0%                                    | 10-05-2029                                       |
| 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. | 0%                                    | 10-06-2029                                       |
| 14.           | Overall Percentage of Actual Work Done and final completion date                                                                                                                                                                                 | 37.27 %                               | 10-08-2029                                       |

Yours Faithfully,

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

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                                        | NO                |                                                                |                                           |
| 2.     | Water Supply                                                     | YES               | 10%                                                            | 15-06-2028                                |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)                       | YES               | 0%                                                             | 10-06-2029                                |
| 4.     | Storm Water Drains                                               | NO                |                                                                |                                           |
| 5.     | Landscaping & Tree Planting                                      | NO                |                                                                |                                           |
| 6.     | Street Lighting                                                  | NO                |                                                                |                                           |
| 7.     | Community Buildings                                              | NO                |                                                                |                                           |
| 8.     | Treatment and Disposal of Sewage and Sullage Water               | NO                |                                                                |                                           |
| 9.     | Solid Waste Management & Disposal                                | NO                |                                                                |                                           |
| 10.    | Water Conservation/Rain Water Harvesting                         | YES               | 0%                                                             | 10-06-2029                                |
| 11.    | Energy Management                                                | NO                |                                                                |                                           |
| 12.    | Fire Protection and Fire Safety Requirements                     | NO                |                                                                |                                           |
| 13.    | Closed Parking                                                   | YES               | 100%                                                           | 10-06-2029                                |
| 14.    | Open Parking                                                     | NO                |                                                                |                                           |
| 15.    | Electrical Meter Room, Sub-Station, Receiving Station            | NO                |                                                                |                                           |
| 16.    | Others (Option to Add More)                                      | NO                |                                                                |                                           |
| 17.    | Overall Percentage of Actual Work Done and final completion date | YES               | 37%                                                            | 10-08-2029                                |

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

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