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 fromDesignated Account)

For the period ending as on 30-06-2026
Date- 25/07/2026

TO,
KUMHRAR DEVELOPERS PRIVATE LIMITED
C/O MD MOHTASHIMUL HAQUE, S/O MD SALAMUL HAQUE G.F,RN-1
DARGAH ROAD, NEEMTAL, GAIGHAT, PATNA, BIHAR, INDIA, 800007

Subject:Certificate of Percentage of Completion of Construction Work of **80%** No. ofBuilding(s)/ 1 Wing(s)/ of the entire Phase of the Project [BIHAR RERA RegistrationNumber**BRERAP80044-1/136/R-1284/2022**situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No.1003 & 1004 demarcated by its boundaries (latitude and longitude of the end points) 40 Feet Wide Main Road to the North Md Jawed Sb. to the South Md Ahique Ahmad to the East Mahendra Ram to the West of Division Patna VillageAmbedkar Nagar, Arfabad, Dargah Road, Sultan Ganj, Patna Block Patna Sadar District Patna PIN-800006 admeasuring1629.48sq.mts. area being developed byKUMHRAR DEVELOPERS PRIVATE LIMITED.

Sir,

IMOHAMMAD KAMRANhave undertaken assignment as Architect of certifyingPercentage of Completion of Construction Work of the **80%** Building(s)/ 1 Wing(s) of the Entire Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 1003 & 1004 of Division Patna Village Ambedkar Nagar, Arfa bad, Dargah Road, SultanGanj, Patna Block Patna Sadar District PatnaPIN- 800006 admeasuring 1629.48sq.mts. area being developed byKUMHRAR DEVELOPERS PRIVATE LIMITED.

I. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s/Shri/Smt. MOHAMMAD KAMRAN as L.S. / Architect;

(ii) M/s/Shri/Smt. GULAM RABBANI as Structural Consultant

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**BRERAP80044-1/136/R-1284/2022**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. The average/over-all Percentage of Work **done as on 30th June 2026 is 80%.**

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Table A

Building /Wing Number 1 (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of Actual work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	25/6/2022
2.	Basements (if any)	85%	18/8/2026
3.	Podiums(if any)	100%	20/9/2022
4.	Plinth	100%	22/2/2023
5.	Stilt Floor	100%	28/3/2023
6.	Slabs of Super Structure	100%	15/6/2024
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	20/8/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	20/8/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	20/8/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%	20/8/2026
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 areasappurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	20%	20/8/2026

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Yours Faithfully,

Kamran

AR. MOHAMMAD KAMRAN
COA NO.: CA/2015/69487

NAME: - MOHAMMAD KAMRAN
Registration No./License No. CA/2015/69487)

DATE: - 25/07/2026

Place: - Patna

Table B

Internal & External Development Works in Respect of the entire Registered Phase.

S. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Footpaths	NO		
2	Water Supply	YES	30%	20/8/2026
3	Sewerage(chamber Line Septic Tank, STP)	YES	30%	20/8/2026
4	Storm Water Drains	YES	0%	20/8/2026
5	Landscaping & Tree Planting	YES	0%	25/8/2026
6	Street Lighting	YES	0%	20/8/2026
7	Community Buildings	NO		
8	Treatment and disposal of sewage and sullage water	YES	0%	20/8/2026
9	Solid Waste management &Disposal	NO		
10	Water conservation/ Rain Water Harvesting	YES	20%	20/8/2026
11	Energy Management	NO		

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12	Fire protection and Fire Safety Requirements	**YES**	**30%**	**15/8/2026**
13	Electric Meter Room	**YES**	**0%**	**15/8/2026**
14	Any Other Amenities	**NO**		

Yours Faithfully,

AR. MOHAMMAD KAMRAN
COA NO.: CA/2015/69487

NAME: - MOHAMMAD KAMRAN
Registration No./License No.CA/2015/69487)

DATE: - 25/07/2026

Place: -Patna

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FORM-7 [Regulation - 9]

Quarterly Progress Report for the Quarter ending 30-06-2026

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	U45309BR2018PTC037523	Name of the Promoter's Entity	KUMHRAR DEVELOPERS PRIVATE LIMITED
Address of the Promoter's Entity :	C/o Md Mohtashimul Haque, s/o Md Salamul Haque G.F,RN-1, Dargah Road, Neemtal, Gaighat, Patna-800007, Bihar, India		
Total Experience of the promoter in Real Estate sector	3		
Total Experience in Real Estate Sector after commencement of RERA.	3		
No. of Projects done before commencement of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	0	
No. of Project done after commencement of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	0	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP80044-1/136/R-1284/2022	Name of Project	KUMHRAR GARDEN
Name of promoter	KUMHRAR DEVELOPERS PRIVATE LIMITED	Project Address	AMBEDKAR NAGAR, ARFABAD, DARGAH ROAD, SULTANGANJ, PATNA
Project Registration is valid upto	09/09/2026		
Starting date of Project	04/03/2022		
Type of Project	Residential		
Name of the Competent Authority which sanctioned the project map	PMC		
Period of validity of map as granted by the Competent Authority concerned	3 YEARS		

III. DISCLOSURE OF BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment /Unit Type	Carpet Area (in Sq. meter)	Total Number of sanctioned apartments/ unit-wise	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Promoter's share –	Total Number of Apartments in Landowner's share	Total Number of Apartments in Landowner's share
				Booked	Agreement for sale Executed	Booked	Agreement for sale Executed
KUMHRAR GARDEN	1- BHK	72	1	-	-	-	-
	2- BHK	1,613	21	9	-	-	-
	3- BHK	1,989	23	10	-	-	-
	4 -BHK and Over						
	Shop						
	Office Space						
	Bunglow						
	Plots (In case of plots specific area of plot must be mentioned)						
		Total Carpet Area- 3,674	45 UNITS	42% of Total units	% of Total units	% of Total units	% of Total units

Kumhrar Developers Private Limited

Director

Kumhrar Developers Private Limited

Director

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :

Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

The details of the Association of Allottees need to be provided in the proforma of Association of Allottees attached with this Form.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO. /OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees

Flat No. /Plot no. /Shop No./Etc. : F-401, F-405

*Whether notices and reminder of cancellation has been served to the Promoter by Allottee/s yes/ No

yes

(B) Cancelled by Promoters

Flat No. /Plot no. /Shop No./Etc. :

*Whether notices and reminder of cancellation has been served to the Allottees by Serving yes/ No

VI. DISCLOSURE OF BOOKED INVENTORY OF GARAGES/PARKING SPACE

Building Wise /Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted
KUMHRAR GARDEN	42	PROMOTER-18

VII. DETAILS OF BUILDING APPROVALS

S. No.	Name of the Approval/ N.O.C./Permission/ Certificate	Issuing Authority	Validity up to		Attach Copy
1	Environment Clearance	NA			
2	Fire N.O.C.	PROVISIONAL FIRE CLEARANCE			
3	Airport Authority of India N.O.C.	NA			
4	Water Supply Permission	NA			
5	Other Approval(s), if any, Required for the Project.	NA			

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1	Excavation (if any)	100%	25/6/2022
2	Basements (if any)	85%	18/8/2026
3	Podiums (if any)	100%	20/9/2022
4	Plinth	100%	22/2/2023
5	Stilt Floor	100%	28/3/2023
6	Slabs of Super Structure	100%	15/6/2024
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	20/8/2026
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	20/8/2026
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	20/8/2026
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	75%	20/8/2026
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	20%	20/8/2026
12	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	20/8/2026

Kumhrar Developers Private Limited

Director

Kumhrar Developers Private Limited

Director

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%	20/8/2026
14	Overall Percentage of Actual Work Done and final completion date	75%	25/8/2026

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

S. No.	Common Areas and Facilities	Proposed(Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	NO	0%	-
2	Water Supply	YES	30%	20/8/2026
3	Sewerage (Chamber,Line, Septic Tank, STP)	YES	0%	20/8/2026
4	Storm Water Drains	YES	0%	20/8/2026
5	Landscaping & Tree Planting	YES	0%	25/8/2026
6	Street Lighting	YES	0%	20/8/2026
7	Community Buildings	NO	-	-
8	Treatment and Disposal of Sewage and Sullage Water	YES	0%	20/8/2026
9	Solid Waste Management & Disposal	NO	-	-
10	Water Conservation/Rain Water Harvesting	YES	20%	20/8/2026
11	Energy Management	NO	-	-
12	Fire Protection and Fire Safety Requirements	YES	30%	15/8/2026
13	Closed Parking	YES	0%	20/8/2026
14	Open Parking		-	-
15	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	15/8/2026
16	Others (Option to Add More)		-	-
17	Overall Percentage of Actual Work Done and final completion date	yes	75%	25/8/2026

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

Kumhrar Developers Private Limited

Director

Kumhrar Developers Private Limited

Director

XI. FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	ICICI A/C -329705000987 (70%) ICICI A/C -329705000968 (30%) ICICI A/C -329705000988 (100%)
Estimated Cost of the Project including Land Cost at the start of the Project	168,900,000.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	100,000,000.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	1,526,733.00
Actual Cost Incurred during the Quarter	1,081,848.00
Net amount at end of the Quarter	552,423.18
Total expenditure on Project till date	57,265,400.00
Cumulative fund collected till the end of Quarter in question	59,852,105.00
Cumulative expenditure done till the end of Quarter in question	57,265,400.00
Percentage of Expenditure incurred of the total Estimated development cost of the project.	57.27

XII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any

(A) By Bank
(B) By Lenders /etc.

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT

The photograph must have date.

(A)	SR. No.		
	1.	Photographs showing Front Elevation	ATTACHED
	2.	Photographs showing Rear Elevation	ATTACHED
	3.	Photographs showing Side Elevation (Both sides)	ATTACHED
	4.	Photograph of each floor showing the progress of interior works	
	5.	Photograph of Common Areas (Staircase, Lift Area,Terrace, Parking, etc.)	ATTACHED
(B)	SR. No.		
	1.	Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority	ATTACHED

XIV. MISCELLANEOUS

A	List of Legal Cases (if any) - Against project / promoter	
1	(a) Case No.	NA
	(b) Name of Parties	NA
	Order Passed, if Yes , Whether complied (Yes/No)	NO
2	No. of Execution Cases against this project	
	(a) Case No.	NA
	(b) Name of Parties	NA
	Order Passed, if Yes , Whether complied (Yes/No)	NO
3	No. of Suo - Moto cases against this project	
	(a) Case No.	NA
	(b) Name of Parties	NA
	Order Passed, if Yes , Whether complied (Yes/No)	NO
4	No. of Certificate cases /PDR cases against this project	
	(a) Case No.	NA
	(b) Name of Parties	NA
	Order Passed, if Yes , Whether complied (Yes/No)	NO

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART

a. Whether the project is in progress as per time schedule or lagging behind? Yes/No
b. If yes, whether it would be completed on the completion date fixed as per RC. Yes/No
c. If No, then Reason for delay:

Kumhrar Developers Private Limited
Director

Kumhrar Developers Private Limited
Director

XVI. BROCHURE /Prospectus: Copy of the brochure/prospectus to be uploaded with Form 7

XVII. Name of Grievance Redressal Officer nominated by the Promoter whom allottee can contact in case of any query or grievance

Name:
Contact No:
Email ID:
Address:

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed . I am/we are executing this undertaking to attest to the truth of all the foregoing Information and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Date :29/07/2026
PLACE: PATNA

Kumhrar Developers Private Limited

Director

MOHAMMAD MOHTASHIM UL HAQUE
DIRECTOR, DIN-08088134

Kumhrar Developers Private Limited

Director

MOHAMMAD NADEEM UL HAQUE
DIRECTOR, DIN- 08088133

Type	Degress	DMS
Latitude	25.61025	25°36'36" N
Longitude	85.1877	85°11'15" W

Type	Degress	DMS
Latitude	25.61028	25°36'36" N
Longitude	85.18772	85°11'15" W

Type	Degress	DMS
Latitude	25.61009	25°36'36" N
Longitude	85.18736	85°11'14" W

Type	Degress	DMS
Latitude	25.61006	25°36'36" N
Longitude	85.18731	85°11'14" W

Type	Degress	DMS
Latitude	25.6103	25°36'37" N
Longitude	85.18774	85°11'15" W

Type	Degress	DMS
Latitude	25.61031	25°36'37" N
Longitude	85.18769	85°11'15" W

Type	Degress	DMS
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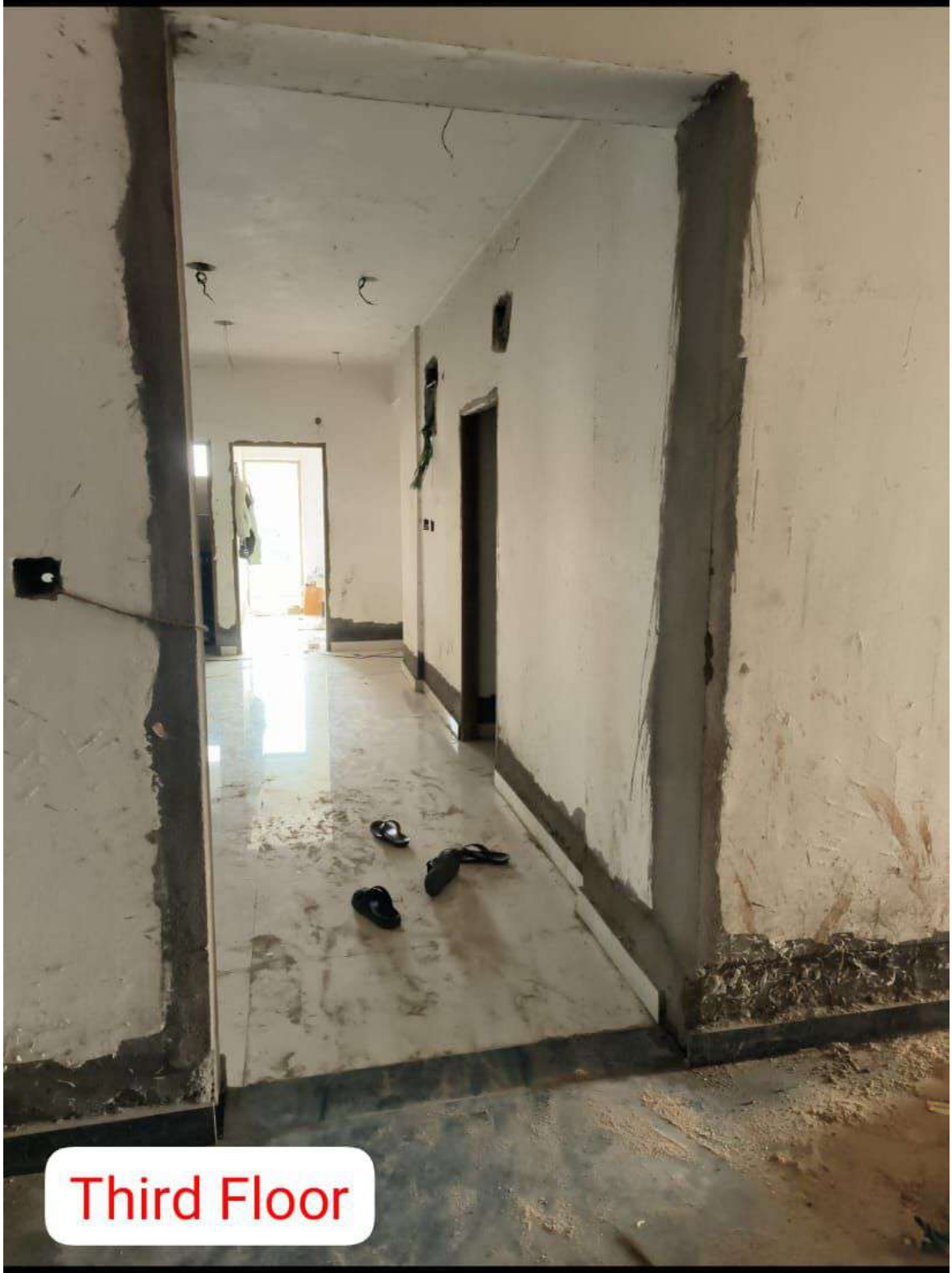
Longitude	85.18739	85°11'14" W

Type	Degress	DMS
Latitude	25.61012	25°36'36" N
Longitude	85.18739	85°11'14" W

Type	Degress	DMS
Latitude	25.60992	25°36'35" N
Longitude	85.18665	85°11'11" W



Type	Degress	DMS
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Longitude	85.18665	85°11'11" W

Type	Degress	DMS
Latitude	25.61005	25°36'36" N
Longitude	85.18783	85°11'16" W

Type	Degress	DMS
Latitude	25.61009	25°36'36" N
Longitude	85.18709	85°11'13" W

Type	Degress	DMS
Latitude	25.60992	25°36'35" N
Longitude	85.18665	85°11'11" W

Type	Degress	DMS
Latitude	25.61009	25°36'36" N
Longitude	85.18771	85°11'15" W

Lift Area

Type	Degress	DMS
Latitude	25.60974	25°36'35" N
Longitude	85.18766	85°11'15" W

Terrace

Type	Degress	DMS
Latitude	25.60974	25°36'35" N
Longitude	85.18766	85°11'15" W