FORM 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: 24/10/2026

To

Indraprastha Housing & Enterprises Pvt. Ltd.
201 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of percentage of completion of construction work of 01 No. of Buildings 16 Wings of the 100% Completion phase of the project Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024** Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

Sir,

I, Anamika Nandan have undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the "**RAGINI HERITAGE**" 01 Building (s)/ 16 wings phase of the project, Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

1. Following technical professionals are appointed by owner/promoter:-

(I) Smt Anamika as L.S/Architect;
(II) Sri Vijay Kumar as Structural Consultant
(III) Smt Anamika as MEP Consultant
(IV) Sri Suresh Mahto (Civil Engineer) 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 **BRERAP12474-001/192/R-1677/2024** under 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/Wing Number **BRERAP12474-001/192/R-1677/2024** (to be prepared separately for each Building/Wing of the project)

SI No.	Tasks/Activity	Percentage of work done	Projected date of completion
1	Excavation	NA	…….
2	Basements (if any)	NA	…….
3	Podiums (if any)	NA	…….
4.	Plinth	100%	31/05/2024
5.	Stilt Floor	100%	30/06/2024
6.	Slabs of super structure	100%	30/03/2025
7.	Internal walls, Internal plaster, Floorings within Flats/premises, Doors and windows to each of the Flat/ premises	100%	30/06/2026
8	Sanitary fittings within the flat/premises, Electrical fittings within the flat/premises	100%	30/06/2026
9.	Staircases, Lifts wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground water Tanks	100%	30/06/2026
10.	The external plumbing and external plaster, Elevation, completion of terraces with Waterproofing of the Building/Wing	100%	30/06/2026
11.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro, Mechanical equipment, compliance to conditions Of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving ofAreas appurtenant to Building / Wing, Compound wall and all other requirements asmay be required to Obtain Occupation/Completion Certificate	100%	30/06/2026

Yours Faithfully,

(ANAMIKA)

(Registration No./ License No……..)

TABLE-B

Internal & External Development works in respect of the entire registered phase

SI No.	Common areas and facilities, Amenities	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	100%	30/06/2026
3.	Sewerage (chamber, lines, septic tank, STP)	YES	100%	30/06/2026
4.	Storm water drains	YES	0%	30/06/2026
5	Landscaping & Tree Planting	Tree Planting ONLY	0%	30/06/2026
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	NO	.....	……
11	Energy management	NO	.....	……
12	Fire protection and fire safely requirements	NO	.....	……
13	Closed Parking	NO	.....	……
14	Open Parking	YES	100%	30/06/2026
15.	Electrical Meter Room, Sub- Station, Receiving Station	NO	…….	…….
16.	Others (Option to Add More)	NO	…….	……

Yours Faithfully

(ANAMIKA)

(Registration No./ License No……..)