

Date: - 16.10.2026

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,
Sanrachna Homes Pvt. Ltd,
FLAT NO.302,BINA MANSION,
IN FRONT OF ROYAL KING NAGESHWAR COLONY,
BORING ROAD, Patna, Bihar-800001

Subject: - Certificate of Percentage of Completion of Construction Work of **Krishna Jyoti Heritage** for 1 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP00497-008/29/R-1697/2024** situated on the **Mohalla- Nehru Nagar, Mauza- Mainpura, Survey Thana & Pargana Phulwari Sarif, Present Thana- Patliputra, Thana No.- 02, Tauzi No.- 5236, Khata No.- 428, Survey Plot No.- 1681(P), Dist- Patna, Bihar.** Demarcated by its boundaries (latitude- **25.626077** and longitude- **85.117229** of the end points) to the North **Main Road & Late S P Sinha & Others** to the South **Janak Kishore Sharma & Shankar Sharma** to the East **Service Road & Late Dr Suresh Sharma & Ajay Kumar Sharma** to the West **By Lane & Part Plot of Survey Plot No.- 1681 of Mohalla- Nehru Nagar, Mauza- Mainpura, Survey Thana & Pargana Phulwari Sarif, Present Thana- Patliputra, Thana No.- 02, Tauzi No.- 5236, Khata No.- 428, Survey Plot No.- 1681(P), Dist- Patna, Bihar.** ad measuring **3534.18** Sq. mts. Total Built-up Area being developed by **Sanrachna Homes Pvt. Ltd.**

Ref: Bihar RERA Registration Number- **BRERAP00497-008/29/R-1697/2024**

Sir,

I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Krishna Jyoti Heritage** for 1 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP00497-008/29/R-1697/2024** situated on the **Mohalla- Nehru Nagar, Mauza- Mainpura, Survey Thana & Pargana Phulwari Sarif, Present Thana- Patliputra, Thana No.- 02, Tauzi No.- 5236, Khata No.- 428, Survey Plot No.- 1681(P), Dist- Patna, Bihar.** ad measuring **3534.18** Sq. mts. Total Built-up Area being developed by Promoter- **Sanrachna Homes Pvt. Ltd..**

1. Following Technical Professional are appointed by Owner/ Promoter: -
 - i. AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
 - ii. Er. Shailesh Ranjan Reg. No.- BR/UDHD/SE/23-0110 as Structural Consultant.
 - iii. Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
 - iv. M/s Shri/ Smt. as MEP Consultant.
 - v. 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 **BRERAP00497-008/29/R-1697/2024** 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. P/MAINPURA/PRN-1B+G+6/509/2022 (Krishna Jyoti Heritage) (To be added for each Building / Wing)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation (if any)	100%	Completed
2.	Basements (if any)	100%	Completed
3.	Podiums (if any)	NA	
4.	Plinth	100%	Completed
5.	Stilt Floor	100%	Completed
6.	Slabs of Super Structure	100%	10-09-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	92%	20-10-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%	10-02-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	85%	10-02-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	70%	10-10-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	40%	05-11-2027
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	10%	10-01-2028
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.	50%	15-01-2028
14.	Overall Percentage of Actual Work Done and final completion date	77.25 %	20-01-2028

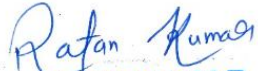
Yours Faithfully,


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

Ar. Ratan Kumar
 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	85%	20-12-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	85%	20-12-2027
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	NO		
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	65%	20-12-2027
13.	Closed Parking	YES	100%	20-12-2027
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	83.75%	20-01-2028


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 UDHD Patna (Bihar)

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