

Date: - 28.10.2026

**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,  
Hira Panna InfraProjects LLP,  
Plot No-100A, Patliputra Colony,  
Patliputra, Patna, Bihar

**Subject:** - Certificate of Percentage of Completion of Construction Work of **The Kings Court** for 3 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP193228071125270732E00** situated on the **Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar.** Demarcated by its boundaries (latitude- **25.5996678** and longitude- **85.0386902** of the end points) to the North **Ramchandra Singh** to the South **Rakesh Kumar Singh** to the East **Dolan Bhagat** to the West **Survey Plot No.- 10 and 13 of Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar.** ad measuring **21199.75** Sq. mts. Total Built-up Area being developed by **Hira Panna InfraProjects LLP.**

Ref: Bihar RERA Registration Number- **BRERAP193228071125270732E00**

Sir,

I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **The Kings Court** for 3 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP193228071125270732E00** situated on the **Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar** ad measuring **21199.75** Sq. mts. Total Built-up Area being developed by Promoter- **Hira Panna InfraProjects LLP.**

1. Following Technical Professional are appointed by Owner/ Promoter: -
  - i. AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
  - ii. Er. Utkarsh Reg. No.- 04/STRU/18/NPDN 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 **BRERAP193228071125270732E00** 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.: PMAA/PRN/ADAMPUR/DANAPUR (TOWER-1&2=(B+S+16)/TOWER-3(EWS/LIG) = (B+S+16)/83/2024 (To be added for each Building / Wing)

**TOWER-1**

| <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%                                  | 31-12-2025                                       |
| 2.            | Basements (if any)                                                                                                                                                                                                                               | 60%                                   | 30-12-2026                                       |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                 | NA                                    |                                                  |
| 4.            | Plinth                                                                                                                                                                                                                                           | 60%                                   | 30-04-2027                                       |
| 5.            | Stilt Floor                                                                                                                                                                                                                                      | 00%                                   | 30-09-2027                                       |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                         | 2%                                    | 25-09-2029                                       |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                           | 00%                                   | 10-12-2030                                       |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                         | 00%                                   | 10-04-2030                                       |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                   | 3%                                    | 25-12-2030                                       |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 00%                                   | 10-04-2031                                       |
| 11.           | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.                                                                                                                                                | 10%                                   | 20-12-2031                                       |
| 12.           | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                | 00%                                   | 10-04-2032                                       |
| 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. | 5%                                    | 15-01-2032                                       |
| 14.           | Overall Percentage of Actual Work Done and final completion date                                                                                                                                                                                 | 20%                                   | 27-07-2032                                       |

Yours Faithfully,

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

Contact No. - 7004720633

## TOWER-2

| S. No. | Task/Activity                                                                                                                                                                                                                                    | Percentage of Actual Work Done | Projected date of completion (DD/MM/YYYY) |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------|
| 1.     | Excavation (if any)                                                                                                                                                                                                                              | 100%                           | 31-12-2025                                |
| 2.     | Basements (if any)                                                                                                                                                                                                                               | 60%                            | 30-12-2026                                |
| 3.     | Podiums (if any)                                                                                                                                                                                                                                 | NA                             |                                           |
| 4.     | Plinth                                                                                                                                                                                                                                           | 60%                            | 30-04-2027                                |
| 5.     | Stilt Floor                                                                                                                                                                                                                                      | 00%                            | 30-09-2027                                |
| 6.     | Slabs of Super Structure                                                                                                                                                                                                                         | 2%                             | 25-0-2029                                 |
| 7.     | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                           | 00%                            | 10-12-2030                                |
| 8.     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                         | 00%                            | 10-04-2030                                |
| 9.     | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                   | 3%                             | 25-12-2030                                |
| 10.    | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 00%                            | 10-04-2031                                |
| 11.    | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.                                                                                                                                                | 10%                            | 20-12-2031                                |
| 12.    | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                | 00%                            | 10-04-2032                                |
| 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. | 5%                             | 15-01-2032                                |
| 14.    | Overall Percentage of Actual Work Done and final completion date                                                                                                                                                                                 | 20%                            | 27-07-2032                                |

Yours Faithfully,

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

Contact No. - 7004720633

**TOWER-3**

| <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%                                  | 31-12-2025                                       |
| 2.            | Basements (if any)                                                                                                                                                                                                                               | 60%                                   | 30-12-2026                                       |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                 | NA                                    |                                                  |
| 4.            | Plinth                                                                                                                                                                                                                                           | 60%                                   | 30-04-2027                                       |
| 5.            | Stilt Floor                                                                                                                                                                                                                                      | 00%                                   | 30-09-2027                                       |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                         | 2%                                    | 25-0-2029                                        |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                           | 00%                                   | 10-12-2030                                       |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                         | 00%                                   | 10-04-2030                                       |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                   | 3%                                    | 25-12-2030                                       |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 00%                                   | 10-04-2031                                       |
| 11.           | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.                                                                                                                                                | 10%                                   | 20-12-2031                                       |
| 12.           | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                | 00%                                   | 10-04-2032                                       |
| 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. | 5%                                    | 15-01-2032                                       |
| 14.           | Overall Percentage of Actual Work Done and final completion date                                                                                                                                                                                 | 20%                                   | 27-07-2032                                       |

**Yours Faithfully,**

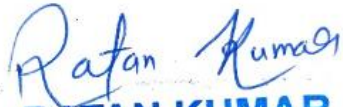
  
**RATAN KUMAR**  
**ARCHITECT**  
COA Reg. No. - CA/2023/158462  
UDHD Patna (Bihar)

**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                                        | YES               | 00%                                                            | 20-06-2031                                |
| 2.     | Water Supply                                                     | YES               | 20%                                                            | 20-10-2031                                |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)                       | YES               | 20%                                                            | 20-03-2032                                |
| 4.     | Storm Water Drains                                               | NO                | NA                                                             | NA                                        |
| 5.     | Landscaping & Planting                                           | YES               | 20%                                                            | 20-05-2032                                |
| 6.     | Street Lighting                                                  | YES               | 00%                                                            | 20-04-2032                                |
| 7.     | Community Hall & Gym                                             | YES               | 00%                                                            | 20-01-2032                                |
| 8.     | Treatment and Disposal of Sewage and Sullage Water               | NO                | NA                                                             | NA                                        |
| 9.     | Solid Waste Management & Disposal                                | YES               | 00%                                                            | 20-03-2032                                |
| 10.    | Water Conservation/Rain Water Harvesting                         | YES               | 00%                                                            | 15-03-2032                                |
| 11.    | Energy Management                                                | NO                |                                                                |                                           |
| 12.    | Fire Protection and Fire Safety Requirements                     | YES               | 00%                                                            | 20-03-2032                                |
| 13.    | Closed Parking                                                   | YES               | 10%                                                            | 30-09-2027                                |
| 14.    | Open Parking                                                     | YES               | 00%                                                            | 10-10-2031                                |
| 15.    | Electrical Meter Room, Sub-Station, Receiving Station            | YES               | 00%                                                            | 20-05-2032                                |
| 16.    | Others (Option to Add More)                                      | NO                |                                                                |                                           |
| 17.    | Overall Percentage of Actual Work Done and final completion date | YES               | 5.83%                                                          | 27-07-2032                                |

  
**RATAN KUMAR**  
**ARCHITECT**  
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