

FORM No.1
[See Regulation 6 (4) (vi)]
ARCHITECT'S CERTIFICATE
(On Letter Head)

To be issued by the Registered ARCHITECT for withdrawal of money from the separate account under section 4(2) (I) (D) and to be submitted with the application of registration of ongoing projects and also along with Form 7. (Quarterly Progress Report)

Date--20/10/2026

To,
Regal Realtech Private Limited
G-1, Raunak galaxy Apartment
Balajee Nagar, Saguna More
Danapur, Patna

Subject: Certificate of percentage of Completion of Construction work of Regal Enclave.

Ref:- Bihar Rera Registration Number-BRERAP197628070526050231E00

Sir,

I have been engaged as the Architect for the above -mentioned project and have undertaken the assignment of certifying the physical progress and percentage of completion of the construction works pertaining to the Building(s)/wing(s) of Regal Enclave situated on the plot No-253(P), khata No- 53, Thana No-40 , Village Aadampur, Block-Danapur, District-Patna admeasuring 839.34 Sq.mts. area being developed by Regal Realtech Private Limited.

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 completion of the construction works done for the following activities is given herein below in the Table A, B, C and Table D.

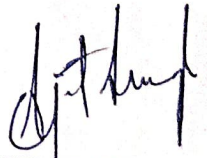

AJIT SINGH
ARCHITECT
#MR No.-CA/2012/5605:
UDHD, BIHAR

Table A
(Building Construction Works of the Project)

*In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately and cumulative figure may be added separately.

*In case of plotted development, Only Table B and Table D are applicable.

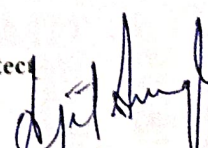
S. No.	Task/Activity	Percentage of Actual Work Done of Each Activity	Projected date of completion (DD/MM/YYYY)
1.	Site Clearance, Surveying and Excavation (if applicable)	100	Completed
2.	Foundation and Footings/ Pile Foundation (if applicable)	100	Completed
3.	Basement Construction (if applicable)	N/A	
4.	Plinth and Plinth Beam	100	Completed
5.	Stilt Floor/Podium Construction (if applicable)	50	31-03-2027
6.	Super structure (Columns, Beams and Slabs)	0	31-03-2028
7.	Masonry/Block Work/ Brickwork	0	30-12-2030
8.	Concealed Plumbing, Concealed Electrical Conduits and Other Embedded Services	0	30-12-2030
9.	Internal and External Plaster	0	30-12-2030
10.	Water proofing of Terrace, Toilets, Balconies and Other Wet Areas	0	30-12-2030
11.	Installation of Door Frames and Window Frames	0	30-12-2030
12.	Internal Flooring, Wall Tiling and Staircase Finishes	0	30-12-2030
13.	Doors, Windows, Painting and Other Internal Finishing Works	0	30-12-2030
14.	Installation of Sanitary Fixtures, CP Fittings, Electrical Switches, Sockets, Distribution Boards, Light Fixtures and Other Internal MEP Finishing Works.	0	30-12-2030
15.	Lift Installation, Fire Fighting System, Water Pumps, DG Set (where applicable) and Other Mechanical & Electrical Equipment	0	30-12-2030
16.	Overhead Water Tank, Under ground Water Tank, STP/WTP (where applicable) and Building Utility Services	0	30-12-2030
17.	Common Area Finishing (Entrance Lobby, Corridors, Staircases, Lift Lobbies, Railings, etc.)	0	30-12-2030
18.	Testing, Commissioning, Statutory NOCs, Occupancy/Completion Requirements and Final Building Completion Works	0	30-12-2030
19.	Additional/Extra Items (If any)	0	30-12-2030

Overall Percentage of Construction Work Completed Across All 19 Activities Mentioned Above:

Yours Faithfully,

Date:

**Signature & Name (IN BLOCK LETTERS)/Architect
(Registration No./License No.)**


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EMR No.-CA/2012/56052
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TABLE B**Internal Development Works within the Project in respect of the Entire Registered Phase**

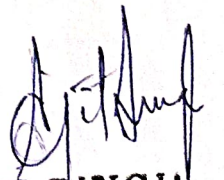
Sl. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	Yes	0	30-12-2030
2.	Water Supply	Yes	0	30-12-2030
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0	30-12-2030
4.	Storm Water Drains	Yes	0	30-12-2030
5.	Landscaping & Tree Planting	Yes	0	30-12-2030
6.	Street Lighting	Yes	0	30-12-2030
7.	Community Buildings	No	0	30-12-2030
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0	30-12-2030
9.	Solid Waste Management & Disposal	No	0	30-12-2030
10.	Water Conservation/Rain Water Harvesting	Yes	0	30-12-2030
11.	Energy Management	Yes	0	30-12-2030
12.	Fire Protection and Fire Safety Requirements	Yes	0	30-12-2030
13.	Demarcation of Closed Parking space	Yes	0	30-12-2030
14.	Demarcation of Open Parking space	No	-	-
15.	Transformer, Substation, Electrical Meter Room, Receiving station, Generator.	Yes	0	30-12-2030
16.	Others(Like HVAC, MEP ,etc)		0	30-12-2030
17.	Additional/ Extra Items (If any)		0	30-12-2030

Overall Percentage of Construction Work Completed Across All 17 Activities Mentioned Above:

Yours Faithfully,

Date:

**Signature & Name (IN BLOCK LETTERS)/Architect
(Registration No./License No.)**


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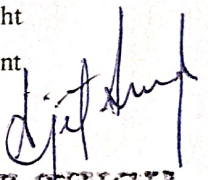
TABLEC

Overall Completion Table

S.No.	Particulars	Percentage of Actual Work Done (As on the Date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Overall Completion Percentage for Table A	20%	30-12-2030
2	Overall Completion Percentage for Table B	0%	30-12-2030
3	Overall percentage of completion of Physical Progress (%) = $(0.80 \times \text{Completion Percentage of Table A}) + (0.20 \times \text{Completion Percentage of Table B})$	16%	30-12-2030

NOTE:- The Overall Physical Progress of the shall be computed as the weighted average of the completion percentages certified under Table A and Table B, assigning **80%** weight to Building Construction Works (Table A) and **20%** weight to Internal Development Works (Table B), unless otherwise specified by the Authority.

Yours Faithfully,


AJIT SINGH
ARCHITECT

EMP. No.-CA/2012/56052
UDHD. BIHAR

Date:

Signature & Name (IN BLOCK LETTERS)/Architect
(Registration No./License No.)

TABLED

(In case of plotted development)

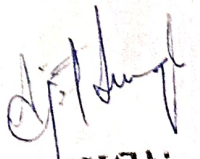
Overall Completion Table

S.No.	Particulars	Percentage of Actual Work Done (As on the Date of Certificate)	Projected Date of Completion (DD/MM/YYYY)
1	Overall Completion Percentage for Table B		

Yours Faithfully,

Date:

Signature & Name (IN BLOCK LETTERS)/Architect
(Registration No./License No.)


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