

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)

Date: 18.04.2026

To,

Platinum & Mundeshwari,

Amitabh Kunj, Main Road Buddha colony, Patna

Subject: Certificate of Percentage of Completion of Construction Work of **The Heritage**

Mall No. of Building(s)/ 01 Wing(s) of the Phase of the Project [Bihar RERA Registration Number- **BRERAP41413-1/800/R-491/2019**] situated on the Plot bearing Khesra No/ Khata No. **279, 260/** Thana No.- **36/** Tauzi No.- **5276/C.N.No./CTNo./SurveyNo./Final Plot No. 671, 672, 673 & 674** demarcated by its boundaries, (Latitude- **25.602675** and longitude- **85.043617**), to the North **The Crystal tower**, to the South **Radiant International School**, to the East **Branch Road**, to the West **Khagaul-Danapur Road** of Division/Mauza- **Mustafapur, Village- Mustafapur Block- Danapur District- Patna, PIN-801503** admeasuring **11128.80 Sq.mt** area being developed by **Platinum & Mundeshwari**

Sir,

I, **Anamika, Architect** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **The Heritage Mall** Building(s)/ 01 Wing(s) of the Phase of the Project, situated on the Plot bearing Khesra No/ Khata No. **279, 260/** Thana No.- **36/** Tauzi No.- **5276/C.N.No./CTNo./SurveyNo./Final Plot No. 671, 672, 673 & 674** demarcated by its boundaries, (Latitude- **25.602675** and longitude- **85.043617**), to the North **The Crystal tower**, to the South **Radiant International School**, to the East **Branch Road**, to the West **Khagaul-Danapur Road** of Division/Mauza- **Mustafapur, Village- Mustafapur Block- Danapur District- Patna, PIN-801503** admeasuring **11128.80 Sq.mt** area being developed by **Platinum & Mundeshwari**.

Anamika
ANAMIKA
ARCHITECT
Council of Architecture
NEW DELHI
Regn. No.-CA/99/24762

1. Following technical professionals are appointed by Owner / Promoter: Platinum & Mundeshwari

- | | |
|---|-----------------------------|
| (i) M/s/Shri/Smt. Anamika | -as L.S. / Architect, |
| (ii) M/s /Shri / Smt. Vijay Kumar | - as Structural Consultant, |
| (iii) M/s /Shri / Smt. V.S Kukreja | - as MEP Consultant, |
| (iv) M/s /Shri / Smt. Bipin Kumar Pandey | - 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 under **BRERAP41413-1/800/R-491/2019** 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

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion
1.	Excavation (if any)	100%	16-03-2019
2.	Basements (if any)	100%	08-10-2019
3.	Podiums (if any)	-	N/A
4.	Plinth	100%	03-07-2021
5.	Stilt Floor	100%	17-02-2022
6.	Slabs of Super Structure	95%	30-05-2026

Anamika
ANAMIKA
 ARCHITECT
 Council of Architecture
 NEW DELHI
 Regn. No.-CA/99/24762

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises	78%	31-12-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	54%	31-12-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	95%	31-12-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	75%	31-12-2027
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO prescribed norms	58%	31-12-2027
12	NOC, Electrical Fittings, Mechanical Equipment,	55%	31-12-2027

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion
13	Compliance to conditions of environment as per prescribed norms		
	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.	85%	31-12-2027

Table B

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of Certificate)	Projected date of completion
1.	Internal Roads & Footpaths	Yes	80%	31-12-2027
2.	Water Supply	Yes	80%	31-12-2027

Anamika
ANAMIKA
 ARCHITECT
 Council of Architecture
 NEW DELHI
 Rean. No.-CA/99/24762

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of Certificate)	Projected date of completion
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	95%	31-12-2027
4.	Storm Water Drains	Yes	72%	31-12-2027
5.	Landscaping & Tree Planting	Yes	78%	31-12-2027
6.	Street Lighting	Yes	70%	31-12-2027
7.	Community Buildings	No		
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	78%	31-12-2027
9.	Solid Waste Management & Disposal	Yes	74%	31-12-2027
10.	Water Conservation/Rain Water Harvesting	Yes	68%	31-12-2027

Anamika
ANAMIKA
 ARCHITECT
 Council of Architecture
 NEW DELHI
 Regn. No.-CA/99/24762

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of Certificate)	Projected date of completion
11.	Energy Management	Yes	68%	31-12-2027
12.	Fire Protection and Fire Safety Requirements	Yes	80%	31-12-2027
13	Closed Parking	Yes	94%	31-12-2027
14	Open Parking	No		
15.	Electric Meter Room, Sub-Station, Receiving Station	Yes	88%	31-12-2027
16.	Others Amenities, Gaming Zone, Video game, Snooker	Yes	66%	31-12-2027

Anamika
ANAMIKA
 ARCHITECT
 Council of Architecture
 NEW DELHI
 Regn. No.-CA/99/24762

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of Certificate)	Projected date of completion
17.	Overall % of Actual Work done and Final Completion	Yes	77.92%	31-12-2027

Yours Faithfully,

Anamika
Signature & Name of I.S/Architect
Registration / License No.
ANAMIKA
ARCHITECT
Council of Architecture
NEW DELHI
Regn. No.-CA/99/24762