

Date: - 28.04.2026

**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,  
The Patliputra Engineers Private Limited,  
Lakhaiyar House, Near Jahaji Kothi, Kadam  
Kuan, Patna, Bihar

**Subject: -** Certificate of Percentage of Completion of Construction Work of **Kavita Residency** for 2 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP00063-3/167/R-1269/2022** situated on the **Khata No.- 207, S Plot No.- 324, Thana No.- 22, Mauza- Jalalpur**. Demarcated by its boundaries (latitude- **25.5997631** and longitude- **85.0559022** of the end points) to the North **Plot No.- 323, At Present House Of Pankaj Kumar and Other** to the South **Plot No.- 325, at Present Purchaser the East Side Branch Road** to the West **Plot No.- 321** of Khata No.- 207, S Plot No.- 324, Thana No.- 22, Mauza- Jalalpur ad measuring **4939.77** Sq. mts. Total Built-up Area being developed by **Patliputra Engineers Private Limited**

Ref: Bihar RERA Registration Number- **BRERAP00063-3/167/R-1269/2022**

Sir,

I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Kavita Residency** for 2 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP00063-3/167/R-1269/2022** situated on the **Khata No.- 207, S Plot No.- 324, Thana No.- 22, Mauza- Jalalpur, Bihar** ad measuring **4939.77** Sq. mts. Total Builtup Area being developed by Promoter- **Patliputra Engineers Private Limited**

1. Following Technical Professional are appointed by Owner/ Promoter: -
  - i. AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
  - ii. Er. Sushil Kumar Reg. No.- BR/UDHD/SE/23-0111 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 **BRERAP00063-3/167/R-1269/2022** 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.

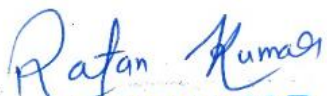
  
**RATAN KUMAR**  
ARCHITECT  
COA Reg. No. - CA/2023/158462  
UDHD Patna (Bihar)

**Table-A**

Plan Case No.- 55/21-22 (Kavita Residency Block A) (To be added for each Building / Wing)

| <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%                                  | Completed                                        |
| 2.            | Basements (if any)                                                                                                                                                                                                                               | 100%                                  | Completed                                        |
| 3.            | Podiums (if any)                                                                                                                                                                                                                                 | 100%                                  | 30-06-2026                                       |
| 4.            | Plinth                                                                                                                                                                                                                                           | 100%                                  | Completed                                        |
| 5.            | Stilt Floor                                                                                                                                                                                                                                      | 100%                                  | Completed                                        |
| 6.            | Slabs of Super Structure                                                                                                                                                                                                                         | 40%                                   | 30-06-2026                                       |
| 7.            | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                           | 0%                                    | 30-07-2026                                       |
| 8.            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                         | 0%                                    | 30-07-2026                                       |
| 9.            | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                   | 10%                                   | 30-07-2026                                       |
| 10.           | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 5%                                    | 30-07-2026                                       |
| 11.           | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.                                                                                                                                                | 0%                                    | 30-07-2026                                       |
| 12.           | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                | 0%                                    | 30-07-2026                                       |
| 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. | 12%                                   | 30-07-2026                                       |
| 14.           | Overall Percentage of Actual Work Done and final completion date                                                                                                                                                                                 | 43.61%                                | 30-07-2026                                       |

Yours Faithfully,

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

Contact No. - 7004720633

Plan Case No.- 55/21-22 (Kavita Residency **Block B**) (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%                           | 30-09-2025                                |
| 3.     | Podiums (if any)                                                                                                                                                                                                                                 | 100%                           | 30-07-2026                                |
| 4.     | Plinth                                                                                                                                                                                                                                           | 100%                           | Completed                                 |
| 5.     | Stilt Floor                                                                                                                                                                                                                                      | 100%                           | Completed                                 |
| 6.     | Slabs of Super Structure                                                                                                                                                                                                                         | 100%                           | 28-08-2025                                |
| 7.     | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.                                                                                                                                                           | 0%                             | 30-07-2026                                |
| 8.     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                         | 0%                             | 30-07-2026                                |
| 9.     | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.                                                                                                                                                   | 60%                            | 30-07-2026                                |
| 10.    | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                               | 0%                             | 30-07-2026                                |
| 11.    | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.                                                                                                                                                | 10%                            | 30-07-2026                                |
| 12.    | N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms                                                                                                                                | 0%                             | 30-07-2026                                |
| 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. | 10%                            | 30-07-2026                                |
| 14.    | Overall Percentage of Actual Work Done and final completion date                                                                                                                                                                                 | 54%                            | 30-07-2026                                |

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                                        | YES               | 0%                                                             | 30-07-2026                                |
| 2.     | Water Supply                                                     | YES               | 10%                                                            | 30-07-2026                                |
| 3.     | Sewerage (Chamber, Line, Septic Tank, STP)                       | YES               | 0%                                                             | 30-07-2026                                |
| 4.     | Storm Water Drains                                               | NO                |                                                                |                                           |
| 5.     | Landscaping & Tree Planting                                      | YES               | 0%                                                             | 30-07-2026                                |
| 6.     | Street Lighting                                                  | NO                |                                                                |                                           |
| 7.     | Community Buildings                                              | YES               | 0%                                                             | 30-07-2026                                |
| 8.     | Treatment and Disposal of Sewage and Sullage Water               | NO                |                                                                |                                           |
| 9.     | Solid Waste Management & Disposal                                | NO                |                                                                |                                           |
| 10.    | Water Conservation/Rain Water Harvesting                         | YES               | 0%                                                             | 30-07-2026                                |
| 11.    | Energy Management                                                | NO                |                                                                |                                           |
| 12.    | Fire Protection and Fire Safety Requirements                     | YES               | 0%                                                             | 30-07-2026                                |
| 13.    | Closed Parking                                                   | YES               | 100%                                                           | 30-03-2026                                |
| 14.    | Open Parking                                                     | NO                |                                                                |                                           |
| 15.    | Electrical Meter Room, Sub-Station, Receiving Station            | YES               | 0%                                                             | 30-07-2026                                |
| 16.    | Others (Option to Add More)                                      | NO                |                                                                |                                           |
| 17.    | Overall Percentage of Actual Work Done and final completion date | Yes               | 12.22 %                                                        | 30-07-2026                                |

**NOTE: Overall Percentage of total Work Done (Block A + Block B) is 56%.**

Your's Faithfully

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

Ar. Ratan Kumar  
Contact No. - 7004720633