archimetrics
DESIGN CONSULTANCY

2ND FLOOR, PLOT NO.-04,
SHIVSHAMBHU NAGAR, NEAR LADDU GOPAL
SWEETS, ASHIANA DIGHA ROAD, PATNA-14

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AR. AJIT SINGH
B.Arch (NIT PATNA)
IIA Reg. no. A18539
Reg no. CA/2012/56055

FORM NO. 1

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 30/06/2026

To
The Luckstone Buildtech Pvt. Ltd.
Plot No. 915 &
916, C/o
Sushma
Charan,
Gandhi Nagar,
Boring Road,
PS – SK Puri,
Patna, Bihar -
800013

Subject: -Certificate of Percentage of Completion of Construction Work of project **Platinum SS Residency** No. of Building(s)/ **3** Wing(s)/_____ _____ of the Phase of the Project RERA Registration Number **BRERAP53104-002/161/R1625/2023** situated on the Plot No. **833,834,837 & 841,** Khata No. **52&104,** Thana No. 13, Mauza – Aamkudha, Police Colony, PS Phulwari Sharif, bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points) _____ _____to the North to the South_____ to the East____ to the West of village taluka____District **Patna** PIN **801505**

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admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.**[Promoter's Name] as on **30/06/2026**

Sir,

I/We **Ajit Singh** have undertaken assignment as Architect / LS of certifying percentage of completion of construction work for the Real Estate Project registered under Bihar RERA No **BRERAP53104-002/161/R1625/2023**, being Building(s)/ **1** Wing(s)_____of the No./Survey no. / Final Plot no_____ District of Village Danapur talauka_____District Patna PIN 801505 admeasuring **2582.35 sq. mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Owner/Promoter] as on **30/06/2026**

I. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect
(ii) M/s /Shrii Smt **Manoj Kumar** as Structural Consultant
(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant
(iv) M/s /Shri / Smt **Md Shible** as Site Engineer

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 **BRERAP53104- 002/161/R1625/2023** under RERA is as pertable a herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B. The average/overall percentage of work done is **53.857%**

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Table A

Building /Wing Number **Block A** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	100%	30/04/2025
2	_____number of Basement(s) and Plinth	100%	15/04/2025
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	___5____number of Slabs of super structure	60%	10/10/2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	8%	08/06/2027
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil	02/04/2027
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	3%	08/10/2027
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	4%	07/10/2027
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, 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 Obtain Occupation /Completion Certificate	Nil	01/03/2028

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Building /Wing Number **Block B** (to be prepared separately for each Building /Wing of the Project

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	100%	-
2	_____number of Basement(s) and Plinth	100%	-
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	___5____number of Slabs of super structure	100%	30/01/2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	32%	10/08/2026
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	5%	06/08/2027
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%	01/01/2028
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	22%	27/12/2027
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, 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 Obtain Occupation /Completion Certificate	Nil	01/03/2028

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Building /Wing Number **Block C** (to be prepared separately for each Building /Wing of the Project

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	100%	-
2	_____number of Basement(s) and Plinth	100% (Only Plinth)	-
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	5 number of Slabs of super structure	100%	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%	-
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	100%	-
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%	-
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	100%	02/12/2025
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, 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 Obtain Occupation /Completion Certificate	95%	05/06/2026

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Table B

Internal & External Development Works in Respect of the entire Registered Phase.

S No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Foothpaths	Yes	Nil	04/07/2028
2	Water Supply	Yes	15%	06/08/2028
3	Sewerage (chamber, Septic Tank, STP) lines	Yes	15%	02/02/2028
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	Yes	-	04/04/2028
7	Community Buildings	Yes	-	12/12/2027
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	15%	02/03/2028
13	Closed Parking	Yes	70%	04/04/2028

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Yours Faithfully

Ajit Singh

(Empanelment No .....)