Date: - 29.07.2026

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,
GUPTA HOMES PRIVATE LIMITED,
Flat No.- 505, Basudham Apartment,
Kadam Kuan, Patna, Bihar

Subject: - Certificate of Percentage of Completion of Construction Work of **Kankarbagh Super Complex** for **1** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP123109-1/205/R-1788/2024** situated on the **MS Plot No.- 270 P, 271 P, Thana No.- 06, Khata No.- 130, Mauza- Lohanipur, Dist- Patna.** Demarcated by its boundaries (latitude- **25.602809** and longitude- **85.152466** of the end points) to the North **Old Bye Pass, Main Road, Kankarbagh, Patna- 20** to the South **Housing Board** to the East **Late Bhikhan Singh** to the West **Late Vishnu Dev Narayan Singh** of **MS Plot No.- 270 P, 271 P, Thana No.- 06, Khata No.- 130, Mauza- Lohanipur, Dist- Patna.** ad measuring **6277.28** Sq. mts. Total Built-up Area being developed by **GUPTA Homes Private Limited**

Ref: Bihar RERA Registration Number**- BRERAP123109-1/205/R-1788/2024**

Sir,
I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Kankarbagh Super Complex** for **1** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP123109-1/205/R-1788/2024** situated on the **MS Plot No.- 270 P, 271 P, Thana No.- 06, Khata No.- 130, Mauza- Lohanipur, Dist- Patna** ad measuring **6277.28** Sq. mts. Total Built-up Area being developed by Promoter- **GUPTA Homes 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. Satyendra Pd Singh Reg. No.- BR/UDHD/SE/23-0055 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 **BRERAP123109-1/205/R-1788/2024** 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
RATAN KUMAR
ARCHITECT
COA Reg. No. - CA/2023/158462
UDHD Patna (Bihar)

Table-A

Plan Case No. P/LOHANIPUR/PRN-2B+G+6/836/2023 (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)	60%	05-06-2026
2.	Basements (if any)	60%	25-09-2026
3.	Podiums (if any)	NA	
4.	Plinth	60%	25-10-2026
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	60%	14-04-2027
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	40%	14-06 -2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	20%	14-01-2028
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	14-10-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	14-01-2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	0%	14-04-2028
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	0%	14-07-2028
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.	20%	14-07-2028
14.	Overall Percentage of Actual Work Done and final completion date	37%	14-09-2028

Yours Faithfully,

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	NO		
2.	Water Supply	YES	10%	14-07-2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	14-07-2028
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES	0%	14-07-2028
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	14-07-2028
9.	Solid Waste Management & Disposal	YES	0%	14-07-2028
10.	Water Conservation/Rain Water Harvesting	YES	0%	14-07-2028
11.	Energy Management	NO		
12.	Fire Protection and Fire Safety Requirements	YES	0%	14-07-2028
13.	Closed Parking	YES	60%	14-07-2028
14.	Open Parking			14-07-2028
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	14-07-2028
16.	Others (Option to Add More)	NO		14-07-2028
17.	Overall Percentage of Actual Work Done and final completion date	YES	7.77%	14-07-2028

Ratan Kumar

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

Contact No. - 7004720633