

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: -
- AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
 - Er. Satyendra Pd Singh Reg. No.- BR/UDHD/SE/23-0055 as Structural Consultant.
 - Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
 - M/s Shri/ Smt. as MEP Consultant.
 - 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
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

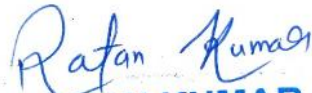
Yours Faithfully,

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

Contact No. - 7004720633