Date: - 23.07.2026

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.
The Nutan Construction,
8th Floor. Nutan Plaza,
Bander bagicha,
Patna-800001.

Subject: - Certificate of Percentage of Completion of Construction Work of **Lotus Elegance,** for **1** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP00041-008/138/R-1629/2023** situated on the **Plot bearing C.N. No/CTS No. /Survey No./ Final Plot No. 1609, 1623 and 1210(P), Gola Road, Dist. - Patna, Bihar.** Demarcated by its boundaries (latitude- **25.621777** and longitude- **85.05627** of the end points) to the North **Branch Road** to the South **ST Karens School** to the East **ST Karens School** to the West **Main Road** of **Plot bearing C.N. No/CTS No. /Survey No./ Final Plot No. 1609, 1623 and 1210(P), Gola Road, Dist. - Patna, Bihar.** ad measuring **12663.64** Sq. mts. Total Built-up Area being developed by **Lotus Elegance.**

Ref: Bihar RERA Registration Number**- BRERAP00041-008/138/R-1629/2023**

Sir,
I/ We **Ratan Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Lotus Elegance, for 1 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- BRERAP00041-008/138/R-1629/2023 situated on the Plot bearing C.N. No/CTS No. /Survey No./ Final Plot No. 1609, 1623 and 1210(P), Gola Road, Dist. - Patna, Bihar** ad measuring 12663.64 **Sq. mts. Total Built-up Area being developed by Lotus Elegance.**.

1. Following Technical Professional are appointed by Owner/ Promoter: -
   i. AR. Ratan Kumar Reg.No.-CA/2023/158462 As L.S/ Architect
   ii. Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
   iii. M/s Shri/ Smt. …… as MEP Consultant.
   iv. 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 **BRERAP00041-008/138/R-1629/2023** 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. 132/22-23 (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%	20-05-2026
3.	Podiums (if any)	NA	
4.	Plinth	100%	05-03-2026
5.	Stilt Floor	100%	29-06-2026
6.	Slabs of Super Structure	100%	15-05-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	30-12-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	15-02-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	80%	20-06-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	80%	20-06-2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	70%	20-06-2027
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	20%	29-10-2027
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.	40%	29-10-2027
14.	Overall Percentage of Actual Work Done and final completion date	77.50 %	29-10-2027

Yours Faithfully,



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	30%	29-10-2027
2.	Water Supply	YES	25%	29-10-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	40%	29-10-2027
4.	Storm Water Drains	YES	40%	29-10-2027
5.	Landscaping & Tree Planting	YES	20%	29-10-2027
6.	Street Lighting	YES	10%	29-10-2027
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	40%	29-10-2027
9.	Solid Waste Management & Disposal	YES	30%	29-10-2027
10.	Water Conservation/Rain Water Harvesting	YES	40%	29-10-2027
11.	Energy Management	YES	0%	29-10-2027
12.	Fire Protection and Fire Safety Requirements	YES	30%	29-10-2027
13.	Closed Parking	YES	80%	29-10-2027
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	30%	29-10-2027
16.	Others (Option to Add More)			
17.	Overall Percentage of Actual Work Done and final completion date	YES	28.84%	29-10-2027

Ratan Kumar

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

Contact No. - 7004720633