

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

Phone : 9939604962

Email : ar.ajitsingh@gmail.com

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: 18/07/2026

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 Block D** No. of Building(s)/ **1**
Wing(s)/_____ of the Phase of the Project RERA
Registration _____ Number

BRERAP194028041225151030E00 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 **1102.70 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 **BRERAP194028041225151030E00**, being Building(s)/ **1** Wing(s) _____ of the No./Survey no. / Final Plot no _____ District of Village Danapur talauka _____ District Patna PIN 801505 admeasuring **1102.70 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 **BRERAP194028041225151030E00** 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 **Nil (0%)**


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Table A

Building /Wing Number **Block D** (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	Nil	31/08/2027
2	_____ number of Basement(s) and Plinth	Nil	31/08/2027
3	_____ number of Podiums	N.A	
4	Stilt Floor	N.A	
5	_____ 5 _____ number of Slabs of super structure	Nil	01/12/2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Nil	31/10/2029
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil	30/11/2029
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Nil	31/03/2030
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	Nil	30/06/2028
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	30/10/2030


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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 & Footpaths	No	-	-
2	Water Supply	Yes	Nil	31/08/2028
3	Sewerage (chamber, Septic Tank, STP) lines	Yes	Nil	31/08/2028
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	Yes	Nil	31/08/2029
7	Community Buildings	No	-	-
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	Nil	30/06/2030
13	Closed Parking	Yes	Nil	30/06/2030



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Yours Faithfully

Ajit Singh

(Empanelment No)