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)

Date 30/06/2026

To,
The Accocca Developers Pvt. Ltd. (Name & Address of Promoter),
Mangal Market, Raja Bazar
Patna, Proj name:- Geeta Palace

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building(s)/ One Wing(s) of the 1st Phase of the Project [Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No 2328(P), 2329(P) demarcated by its boundaries (latitude and longitude of the end points) ---------- to the North---------- to the South ----------to the East ---------- to the West of Division ---------- village Bataura Block- Phulwari District Patna PIN 800002 admeasuring 630.62 sq.mts. area being developed by [Promoter's Name] ACCOCCA DEVELOPERS PVT. LTD.

Sir,
I/ We Navratna Raghuvanshi. have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ---------- Building(s)/ 01 Wing(s) of the ---------- Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 2328(P), & 2329(P) - of Division Phulwari Sharif Village Bataura Block Bela District Patna PIN 800002 admeasuring 630.62 Sqmt. sq.mts.area being developed by [Promoter's Name] ACCOCCA DEVELOPERS PVT. LTD. ----------

1. Following technical professionals are appointed by Owner / Promoter:—

(i) M/s/Shri/Smt. Navratna Raghuvanshi as L.S. / Architect;
(ii) M/s /Shri / Smt. R.K Agrawal as Structural Consultant
(iii) M/s /Shri / Smt. ---------- as MEP Consultant
(iv) M/s /Shri / Smt. Ashish Kumar, as Site Supervisor

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 * 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.

*BRERAP12502-002/13/R-1079/2024

AR. NAVRATNA RAGHUVANSHI
UDHD EMP No-AR/00818
COA-CA/2013/58586

Table-A

Building/ Wing number.....1.....(to be prepared separately for each building / wing of the project)

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)	NA	
3.	Podiums(if any)	NA	
4.	Plinth	100%	Completed.
5.	Stilt Floor	NA	
6.	Slabs of Super Structure	05 out of 5	Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	70%	30/09/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	45%	30/11/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	00%	31/12/2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	00%	31/01/2027

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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	20%	30/04/27
2.	Water Supply	Yes	55%	30/04/27
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	15%	30/04/27
4.	Storm Water Drains	Yes	15%	30/04/27
5.	Landscaping & Tree Planting	Yes	10%	30/04/27
6.	Street Lighting	NA	—	
7.	Community Buildings	NA	—	
8.	Treatment and Disposal of Sewage and Sullage Water	NA	—	
9.	Solid Waste Management & Disposal	Yes	38%	30/04/27
10.	Water Conservation/Rain Water Harvesting	Yes	20%	30/04/27
11.	Energy Management	NA	—	
12.	Fire Protection and Fire Safety Requirements	Yes	15%	31/03/27
13.	Electric Meter Room	Yes	35%	31/03/27
14.	Any Other Amenities			

AR. NAVRATNA RAGHUVANSHI
UDHD EMP No-AR/00818
COA-CA/2013/58586

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No CA/2013/58586