

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 29.07.26

To,
The ASTARA PROJECTS PVT. LTD.
(Name & Address of Promoter),

AT-103, SRIRAM PLAZA, STATION ROAD
PATNA - 800001, BIHAR

Subject: Certificate of Percentage of Completion of Construction Work of 01 No.
of Building(s)/ 01 Wing(s) of the FIRST Phase of the Project
[Bihar RERA Registration Number] situated on the Plot bearing C.N. No/CTS
No./Survey No./ Final Plot No. 1401(P) demarcated by its boundaries (latitude
and longitude of the end points) 25.604780 to the North 25.604591 to the
South 25.604675 to the East 85.078524 to the West of Division KHATPURA
85.078673 to the West of Division KHATPURA
----- village PATNA Block BAILEY ROAD District PATNA PIN 800014
----- admeasuring 758.92 sq.mts. area being developed by
[Promoter's Name] ASTARA PROJECTS PVT. LTD.

Sir,
I/ We KUNDAN KUMAR have undertaken assignment as Architect /Licensed Surveyor
of certifying Percentage of Completion of Construction Work of the "ASTARA URBANA"
01 Building(s)/ 01 Wing(s) of the FIRST Phase of the Project,
situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. 1401 (PART)
- of Division KHATPURA Village PATNA Block BAILEY ROAD
District PATNA PIN 800014 admeasuring 758.92
sq.mts.area being developed by [Promoter's Name] ASTARA PROJECTS PVT. LTD.

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

- (i) M/s/Shri/Smt. KUNDAN KUMAR as L.S. / Architect;
(ii) M/s /Shri / Smt. BRAJESH KUMAR SINHA as Structural Consultant
(iii) M/s /Shri / Smt. UNITECH ELECTRICAL as MEP Consultant
(iv) M/s /Shri / Smt. MD. AZAD 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 BRERA P19562804 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.

Kundan Kumar
KUNDAN KUMAR
(Empanelled Architect)
COA.No.- CA/2021/128395
Urban Development & Housing Dept
Govt. of Bihar

Table-A

Building/ Wing number.....01.....(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%	—
2.	Basements(if any)	N/A	—
3.	Podiums(if any)	N/A	—
4.	Plinth	100%	—
5.	Stilt Floor	100%	—
6.	Slabs of Super Structure	100%	—
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	WALLS-95% PLASTER-60% FLOORING-40%	31-03-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%	31-03-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	100%	31-03-2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%	31-03-2027
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	35%	31-03-2027

Kundan Kumar
29.07.26
KUNDAN KUMAR
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Urban Development & Housing Deptt.
Govt. of Bihar

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	N/A	-
2.	Water Supply	YES	100%	31-03-27
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	50%	31-03-27
4.	Storm Water Drains	YES	00%	31-03-27
5.	Landscaping & Tree Planting	No	00%	-
6.	Street Lighting	No	N/A	-
7.	Community Buildings	No	N/A	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	N/A	-
9.	Solid Waste Management & Disposal	No	N/A	-
10.	Water Conservation/Rain Water Harvesting	YES	0%	31-03-27
11.	Energy Management	No	N/A	-
12.	Fire Protection and Fire Safety Requirements	YES	10%	31-03-27
13.	Electric Meter Room	YES	50%	31-03-27
14.	Any Other Amenities	No	N/A	-

Yours Faithfully,

Kundan Kumar
29.07.26

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

(Registration No./License No.)

KUNDAN KUMAR

(Empanelled Architect)

COA.No.- CA/2021/128395

Urban Development & Housing Dept
Govt. of Bihar