FORM 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 : **03.02.2025**

To

The **M/S NIAGAREE BUILDERS & DEVELOPERS PVT LTD.**
MANAGING DIRECTOR- NAUSHAD ALAM
OFFICE AT 203 L.S. COMPLEX EXHIBITION ROAD PATNA-01,

Subject : Certificate of Percentage of Completion of Construction Work of SAI HERITAGE-3 (1) No. of Building(s)/_____ Wing(s) of the Phase of the Project BRERAP00234-9/160/r-1363/2022 situated on the Plot bearing khasra no.955/ Final Plot no PLOT NO. - 955, 956,685 SURVEY THANA NO.- 35. , MAUZA – PHULWARI SHARIF ADDRESS- ANISABAD,PHULWARI SHARIF PATNA, POLICE STATION- PHULWARI SHARIF , PATNA. 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 _____ T e h s i l _____ District, PATNA
PIN **801505 and measuring 1827.25 sq.mts being developed by**
M/S M/S NIAGAREE BUILDERS & DEVELOPERS PVT LTD.
MANAGING DIRECTOR- NAUSHAD ALAM
OFFICE AT 203 L.S. COMPLEX EXHIBITION ROAD PATNA-800001,

Sir,

I/ We **ARCH-AID** have undertaken assignment as Architect/Licensed Surveyor of certifying completion of Construction Work of **SAI HERITAGE-3 (1) No.** of building(s)/ Wing(s) of the Phase of the project **BRERAP00234-9/160/r-1363/2022** situated on the Plot bearing C.N.No./CTSNo./SurveyNo./Final Plot No. **PLOT NO. - 955, 956,685 SURVEY THANA NO.- 35. , MAUZA – PHULWARI SHARIF ADDRESS- ANISABAD,PHULWARI SHARIF PATNA, POLICE STATION- PHULWARI SHARIF , PATNA.** of Division Village Block District **PATNA-** PIN **801505** admeasuring **4685.57 sq.mts** area being developed by Promoter's Name-

M/S NIAGAREE BUILDERS & DEVELOPERS PVT LTD.
MANAGING DIRECTOR- NAUSHAD ALAM
OFFICE AT 203 L.S. COMPLEX EXHIBITION ROAD PATNA-01.

Following technical professionals are appointed by Owner / Promoter :-

(i) M/s/Shri/Smt **ARCH-AID** as L.S./Architect;

(ii) M/s/Shri/Smt **ARCH-AID.** as Structural Consultant

(iii) M/s/Shri/Smt **ARCH-AID** as MEP Consultant

(iv) M/s/Shri/Smt **ARCH-AID** as Site 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 **BRERAP00234-9/160/r-1363/2022** 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.

Table A

Building /Wing Number 2 (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	2number of Basement(s) and Plinth	100%
3	_____number of Podiums	
4	Stilt Floor	
5	8 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	500%
9	The external plumbing and external plaster elevation, completion of terraces with waterproofing of the Building/Wing,	90%

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 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	00%

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 Work done	Details
1.	Internal Roads & Foothpaths	YES	50%	COMPLETION DONE
2.	Water Supply	YES	50%	COMPLETION DONE
3.	Sewarage (chamber, lines, Septic Tank , STP)	YES	50%	COMPLETION DONE
4.	Storm Water Drains	YES	50%	COMPLETION DONE
5.	Landscaping & Tree Planting	YES	0%	COMPLETION DONE
6.	Street Lighting	YES	0%	COMPLETION DONE
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	NO		
9.	Solid Waste management & Disposal	YES	0%	COMPLETION DONE
10.	Water conservation, Rain water harvesting	YES	00%	COMPLETION DONE
11.	Energy management	NO		

12.	Fire protection and fire safety requirements	YES	60%	COMPLETION DONE
13.	Electrical meter room, sub-station, receiving station	YES	0%	COMPLETION DONE
14.	Others (Option to Add more)			

Yours Faithfully

Arch-Alo Architects & Engineers Pvt. Ltd. Patna

AR HARSHIT RAJ PRABHAKAR

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect (License NO...CA/2021/140650)

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date:03.02.2025

To

The **M/S NIAGAREE BUILDERS & DEVELOPERS PVT LTD.**
MANAGING DIRECTOR- NAUSHAD ALAM
OFFICE AT 203 L.S. COMPLEX EXHIBITION ROAD PATNA-01,

Subject : Certificate of Percentage of Completion of Construction Work of SAI HERITAGE-3 (1) No. of Building(s)/_____ Wing(s) of the Phase of the Project BRERAP00234-9/160/R-1363/2022 situated on the Plot bearing khasra no.955/ Final Plot no PLOT NO. - 955, 956,685 SURVEY THANA NO.- 35. , MAUZA – PHULWARI SHARIF ADDRESS- ANISABAD,PHULWARI SHARIF PATNA, POLICE STATION- PHULWARI SHARIF , PATNA. 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 _____ Tehsil _____ District, PATNA
PIN **801505 and measuring 1827.25 sq.mts being developed by**
M/S M/S NIAGAREE BUILDERS & DEVELOPERS PVT LTD.
MANAGING DIRECTOR- NAUSHAD ALAM
OFFICE AT 203 L.S. COMPLEX EXHIBITION ROAD PATNA-800001,

Sir,

I/ We **ARCH-AID** have undertaken assignment as Architect/Licensed Surveyor of certifying completion of Construction Work of **SAI HERITAGE-3 (1) No.** of building(s)/ Wing(s) of the Phase of the project **BRERAP00234-9/160/r-1363/2022** situated on the Plot bearing C.N.No./CTSNo./SurveyNo./Final Plot No. **PLOT NO. - 955, 956,685 SURVEY THANA NO.- 35. , MAUZA – PHULWARISHARIF ADDRESS- ANISABAD,PHULWARI SHARIF PATNA, POLICE STATION- PHULWARI SHARIF , PATNA.** of Division Village Block

District **PATNA-** PIN **801505** admeasuring **1827.25 sq.mts** area being developed by Promoter's Name-

M/S NIAGAREE BUILDERS & DEVELOPERS PVT LTD.
MANAGING DIRECTOR- NAUSHAD ALAM
OFFICE AT 203 L.S. COMPLEX EXHIBITION ROAD PATNA-01.

Following technical professionals are appointed by Owner / Promoter :-

(i) M/s/Shri/Smt **ARCH-AID** as L.S./Architect;

(ii) M/s/Shri/Smt **ARCH-AID** . as Structural Consultant

(iii) M/s/Shri/Smt **ARCH-AID** as MEP Consultant

(iv) M/s/Shri/Smt **ARCH-AID** as Site Surveyor

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **ARCH-AID** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs_9,07.50,100/** The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **MUNCIPAL CORPORATION PATNA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. **5,44,50,060** (Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from

MUNCIPAL CORPORATION PATNA is estimated at Rs **3,63,00,040** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_or called **SAI- HERITAGE 3**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wings on _____ date of Registration is	Rs9,07,50,100 /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 5,44,50,060 /-
3	Work done in Percentage (as Percentage of the estimated cost)	60 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs3,63,00,040 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA /-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts

1	Total Estimated cost of the Internal and External Development Works including amenities andFacilities in the layout as on date of Registration is	Rs. ---------- /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. ----------/-
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. /- NA_____

Yours Faithfully

Signature of Engineer (Licence No.....) *

FAIZ ANWAR

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.