

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 14.04.2026

To,

**BUILD MAX
DEVELOPERS PVT LTD**
2nd Floor, Plot no – 05, Shiv shambhu Nagar
Near Laddu Gopal Sweets, Ashiyana Digha
Road, Patna - 800014

Subject:-Certificate of Percentage of Work executed in the project having 1-No. of Building(s) 1-
Wing(s) of the Phase-I bearing the Registration No. BRERAP11052-002/134/R-
1630/2024 and being developed on the Khata No.
173, Plot No. 105(B) demarcated by its boundaries (latitude and longitude of the endpoints) of the lands situated in
Mohalla- Kothwan, Danapur, Patna, (Khesra/Plot No.:-105(P), Khata No.:-173, Thana No.-37, Mauza-
Kothwan, P.S.- Danapur, District Patna admeasuring-726.95 sq.mts.,
are being developed by the Promoter-BUILD MAX DEVELOPERS PVT LTD.

Sir,

I/We AJIT SINGH have undertaken assignment as Architect/Licensed
Surveyor of certifying Percentage of execution of Work of the Vrindavan Residency •
-----Building(s)/-----Wing(s) of the ----- Phase of the Project,
Situated on the plot bearing C.S.no...../Survey No...../Plot No. 105(B) • Mohalla- Kothwan, Danapur, Patna,
(Khesra/Plot No.:-105(P), Khata No.:-173, Thana No.-37, Mauza-Kothwan, P.S.- Danapur, District
Patna admeasuring -726.95 sq.mts.,, area being developed by the Promoter - BUILD MAX
DEVELOPERS PVT LTD.
of --

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

- (i) M/s/Shri/Smt AJIT SINGH as L.S./Architect;
- (ii) M/s/Shri/Smt Kumar Ujjwalas Structural Consultant
- (iii) M/s/Shri/ Smt. PRASHANT GAURAV
as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s/Shri/Smt ASHLESH 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 then to
rephase is detailed in Table



TABLE-A

IV. Construction Progress of the Project		
1. Building/Wing /Layout Number _____		(To be added for each Building/Wing)
S.No. (1)	Tasks/ Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N/A
2.	Basements (if any)	Yes
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	70%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	55%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	27%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZNOC, 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.	18%

V. Amenities and Common Area and External Infrastructure Development Works)				
S.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	N/A	N/A	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A	
7.	Community Buildings	No	N/A	
8.	Treatment and Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation/Rain Water Harvesting	N/A	N/A	
11.	Energy Management	N/A	N/A	
12.	Fire Protection and Fire Safety Requirements	No	N/A	
13.	Closed Parking	Yes	80%	
14.	Open Parking	No	N/A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	
16.	Others (Option to Add More)	N/A	N/A	

AJIT SINGH

Yours Faithfully, Signature & Name in BLOCK LETTERS of L.S./Architect
Registration No./License No)

ARCHITECT
No. - GA/2012/56053
GOVT. BIHAR
Ajit Singh



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-14/04/2026

To,

The BUILDMAX DEVELOPERS PVT. LTD.

2nd Floor House No.:-4, Shiv Shambhu Colony , Ashiyana Digha Road, Patna-800014

Subject : Certificate of Cost Incurred for Development of Vrindavan Residency for
Construction of B+G+4 building(s)/ 01 Wing(s) of the 01 Phase (Bihar RERA
Registration Number:-BRERAP11052-002/134/R-1630/2024) situated on the plot bearing
C.S.No...../ Khata No. 173/Survey no. /Thana No.37/ Tauzi No. C-18 & 3071/Plot
No.105(P) demarcated by its boundaries (latitude and longitude of the end points)
Village/MohallaKothwan Block01 Division Danapur District Patna PIN
801503admeasuring 726.95sq.mts. area being developed by Buildmax Developers Pvt. Ltd.

Ref: Bihar RERA Registration Number **BRERAP11052-002/134/R-1630/2024.**

Sir,

I, Er. Kumar Ujjwal have undertaken assignment of certifying Cost for the Subject Real Estate Project
registered under RERA, Bihar of Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot
bearing/ CTS No. /Survey No./ Plot No. 105(P) of Village
Kothwan Block01 Division Danapur District Patna PIN 801503admeasuring 726.95sq.mts. area
being developed by [Owner /Promoter]

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

- (i) M/s /Shri/Smt. Ar. Ajit Singh as L.S. / Architect;
- (ii) M/s /Shri/Smt. Kumar Ujjwal as Structural Consultant
- (iii) M/s /Shri/Smt. Prashant Gaurav as MEP Consultant
- (iv) M/s /Shri/Smt. Shailesh Kumar as Quantity Surveyor*

2. 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 Schedule of rates (name of the schedule of Rates)----- and
Drawings/plans made available to us for the project under reference by the Developer and
Consultants and the quantity for the entire work as calculated by _____
Quality 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under
reference as Rs. _____ (Total of Table A and B). 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
_____ being the planning Authority under whose jurisdiction the aforesaid
project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. ----- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
5. 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 ----- (planning Authority) is estimated at Rs. ----- (Total of Table A and B).
6. 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 _____
(To be prepared separately for each Building/Wing of the Real Estate Project)**

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs.4,84,00,000/-
2.	Cost incurred as on _____ (Based on the Estimated cost)	Rs.2,30,08,426/-
3.	Work done in Percentage (As Percentage of the estimated cost)	47.53 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,71,72,749.00/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.10,02,000/-

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 and Facilities in the layout as on _____ date of Registration is	Rs.13,50,000/-
2.	Cost incurred as on _____ (Based on the Estimated cost).	Rs. 10,02,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	74.22 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.3,48,000/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.2,50,000/-

Yours Faithfully,

Signature of Engineer. (License No


Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

)

*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 Occupancy 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 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.

Annexure A
List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)

Quarterly progress report for quarter ending March of (2 0 2 6)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No:- U45309BR2020PTC049141	Name of Firm	BUILDMAX DEVELOPERS PVT. LTD.
Firm Address:	2 nd Floor House No.:-4, Shiv Shambhu Colony , Ashiyana Digha Road, Patna-800014		
Total Experience of promoter in Real Estate sector	8 Years		
Total Experience in Real Estate after Implementation of RERA	8 Year		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 3. Plotted project	N/a	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum Commercial 3. Plotted project	2	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP11052-002/134/R-1630/2024	Name of Project/Phase of Registered Project	Vrindavan Residency
Name of Promoter	Ajit Singh	Project Address	Kothwan, Danapur, Patna, (Khesra/Plot No.:- 105(P), Khata No.:- 173, Thana No.-37, Mauza-Kothwan
Name of Co-promoter	Abhishek Kumar Gautam		
Project Registration is valid upto			
Starting date of Project or Phase of the Project			
Type of Project or Phase of the Project	1. Residential 2. Commercial 1. Residential-cum-Commercial 4. Plotted project	Residential	
Period of validity of map by the Competent Authority			

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building / Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - 12	Total Number of Apartments in Landowner's share - 11
	1. 1BHK	0	0			
	2. 2BHK,-	5	2917			
	3. 3BHK	18	14840.44		1. Booked / Allotted - 7	3. Booked / Allotted -
	4. Shop	N/a				
	5. Bungalow	N/a			2. Sold -	Sold -
	6. Plot etc.	N/a			Percentage of booking - 50%	Percentage of booking
<p>If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees:- NA</p>						
<p>Association of allottees name</p>						
<p>Details of allottees - Name, Address, Email id (if any), contact number. These details may not be available to common people.</p>						
Name	Address		contact number		Email id (If any)	

IV. DISCLOSURE OF SOLD/BOOKED INVENTORY OF GARAGES			
Building/Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	7
		1. Booked/Allotted	-
Vrindavan Residency	23	1. Sold	-

V. DETAILS OF BUILDING APPROVALS					
(If already filed along with Registration Application, then there is no need of further filing)					
S.No.	Name of the Approval/N. O.C./ Permission /Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	NA			
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	NA			
5.	Other Approval(s), if any, required for the Project.	NA			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. _____ (To be added for each Building/Wing)

S.No.(1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy) Format
1.	Excavation (if any)	N/A	
2.	Basements (if any)	Yes	
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.	70%	
8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	55%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	27%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFONOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment / CRZNOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	18%	
	requirements as may be required to complete project as per Specifications in Agreement of Sale.	NA	
	Any other activities.		



**VII.AMENITIES AND COMMON AREA AND EXTERNAL
INFRASTRUCTUREDEVELOPMENTWORKS**

S. No.	CommonAreasandFacilities	Proposed(Yes/No)	Percentage of actualWor k Done(As on dateof theCertific ate)	ExpectedCom pletiondate in(dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	InternalRoads&Footpaths	N/A	N/A	
2.	WaterSupply	Yes	0%	
3.	Sewerage (Chamber,Line,SepticT ank,STP)	Yes	0%	
4.	StormWaterDrains	Yes	0%	
5.	Landscaping&TreePlanting	Yes	0%	
6.	StreetLighting	No	N/A	
7.	CommunityBuildings	No	N/A	
8.	Treatment and Disposal ofSewageandSullageWater	Yes	0%	
9.	SolidWasteManagement& Disposal	Yes	0%	
10.	WaterConservation/Rain Water Harvesting	N/A	N/A	
11.	EnergyManagement	N/A	N/A	
12.	FireProtectionandFireS afetyRequirements	No	N/A	
13.	ClosedParking	Yes	80%	
14.	OpenParking	No	N/a	
15.	ElectricalMeterRoom,Sub- Station,ReceivingStation	Yes	0%	
16.	Others{OptiontoAdd More}	N/A	N/A	

VIII.AEXTERNALANDINTERNALDEVELOPMENTWORKSINCASE				OF
PLOTTEDDEVELOPMENT		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORKDO NE(As on dateof certificate)	ExpectedCompl etiondate in(dd/mm/yy) Format
1.	InternalRoadsandfootp aths	N/A	N/A	
2.	WaterSupply	Yes	0%	
3.	SewerageChambersSeptic Tank	Yes	0%	
4	Drains	Yes	0%	
5.	Parks, Land Scaping andTreePlanting	Yes	0%	
6.	StreetLighting	N/A	N/A	
7.	Disposalofsewage&sullagew ater	Yes	0%	
8.	Water conservation/RainW ater Harvesting	N/A	N/A	
9.	EnergyManagement	N/A	N/A	

IX. GEOTAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT			
(A)	Sr.No.		
	1.	Front Elevation	(Attached)
	2.	Rear Elevation	(Attached)
	3.	Side Elevation	(Attached)
(B)		Photograph of each floor	(Attached)

X. FINANCIAL PROGRESS OF THE PROJECT		
S.No.	Particulars	Amount(InRs.)
(1)	(2)	(3)
1.	Project Account No.	120024007920
2.	Estimated Cost of the Project including land cost at the start of the Project	4,84,00,000/-
3.	Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	4,84,00,000/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/a
5.	Amount received during the Quarter	14,00,000.00
6.	Actual Cost Incurred during the Quarter	17,81,175.00
7.	Net amount at end of the Quarter	43,272.00/-
8.	Total expenditure on Project till date	2,30,08,426.00
9.	Cumulative fund collected till the end of Quarter in question	2,06,12,702.00
10.	Cumulative expenditure done till the end of Quarter in question	2,30,08,426.00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED / DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any:-NA	

XII.MISCELLANEOUS:- N/A	
A	List of Legal Cases (if any) - On Project / Promoter
1.	Case No.
2.	Name of Parties
3.	No of Execution Cases against this project Case No. Name of Parties
4.	No of Suo - Moto cases against this project Case No. Name of Parties
5.	No of Certificate cases / PDR cases against this project Case No. Name of Parties
B	Sale/Agreement for Sale during the Quarter
1.	Sale Deed
2.	Agreement for Sale
3.	No. of possessions given to allottees
XIII.PERCENTAGE OF WORK ALONG WITH MILESTONE CHART	
Whether the project in progress is as per time schedule or lagging behind?	

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1. 1 BHK:-0 2. BHK, -5 3. BHK:-18 4. BHK- 00 5. Shop-NA Bungalow 6. Plot etc:-NA	Details of allotment made so far with Flat number/ Bungalow - Plot etc Booked / Allotted -7	Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc NA
XV. BROCHURE /Prospectus:-Attached		
XVI Grievance Redressal Officer Name :-Abhishek KumarGautam Contact No : 9504566003 Email id :buildmax21@gmail.com Address :- 2 nd Floor House No.:-4, Shiv Shambhu Colony , Ashiyana Digha Road, Patna-800014		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed there from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purpose this undertaking may serve.


 Signature of Promoter

Name: ABHISHEK KR. GAUTAM

Date: 14-04-2026