

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)

To,
Kotiratan Buildcon Pvt.Ltd
Muzaffar Ahmeb Sarani
Pakurtla more
Siliguri

Date:04.07.2025

Subject: Certificate of Cost Incurred for Development of Parwati Residency for Construction of 1 building(s) 2 wings of the WBRERA/P/DAR/2023/000725 State RERA Registration Number) situated on the Plot bearing C.N.No./CTNo./Surveyno./ Final Plot No. - 88, 89 & 92 (R.S.), 8245, 8246 & 8247 (L.R.) Khatian No. - 62/1 & 62/3 (R.S.), 724 & 735 (L.R.) Ward No. - 46 (S.M.C.) Mouza –Mandlaguri J.L. No.- 85 Sheet No. - 01 (R.S.) P.S. – Pradhan Nagar Dist. – Darjeeling admeasuring 1351.65 sq.mts. area being developed by Kotiratan Buildcon Private Limited.

Sir,

We Green Architecture Consulting Engineers Pvt. Ltd. have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 Building(2 wings and of the Project, situated on the Plot bearing L.R. Plot 88, 89 & 92 (R.S.), 8245, 8246 & 8247 (L.R.) Khatian No. - 62/1 & 62/3 (R.S.), 724 & 735 (L.R.) Ward No. - 46 (S.M.C.) Mouza –Mandlaguri J.L. No.- 85 Sheet No. - 01 (R.S.) P.S. – Pradhan Nagar Dist. – Darjeeling admeasuring 1351.65 sq.mts. area being developed by Kotiratan Buildcon Private Limited.

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s/Shri/Smt. Riya Biswas as L.B.S. / Architect ;
- (ii) M/s /Shri / Smt. Sushil Kumar Dubey as a Structural Consultant

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 of the Real Estate Project as registered *vide* number WBRERA/P/DAR/2023/000725 under WBRERA is as per table A hereinbelow. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.


RIYA BISWAS (B.Arch)
CA/2019/112919

TABLE-A

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

SL.NO	TASKS/ACTIVITY	PERCENTAGE OF WORK DONE (WING 01)	PERCENTAGE OF WORK DONE (WING 02)
1	Excavation	100%	100%
2	Basement(s) and Plinth	NIL	NIL
3	Number Of Podiums	NO	NO
4	Stilt Floor	100%	100%
5	Slabs of Super Structure	100%	100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises.	90%	90%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises	85%	85%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water tanks.	75%	75%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Plan.	90%	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 /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.	80%	80%

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TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

SL NO	COMMON AREAS AND FACILITIES, AMENITIES	Proposed (Yes/No)	PERCENTAGE OF WORK DONE (WING 01)	PERCENTAGE OF WORK DONE (WING 2)
1	Internal Roads & Foot- paths.	YES	100%	100%
2	WaterSupply	YES	100%	100%
3	Sewerage (chamber, lines,Septic Tank STP)	YES	100%	100%
4	Storm Water Drains	YES	90%	90%
5	Landscaping & Tree Planting.	YES	0%	0%
6	Street Lighting	YES	0%	0%
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	NO	NA	NA
9	Solid Waste management & Disposal	YES	0%	0%
10	Water conservation, Rain water harvesting.	YES	0%	0%
11	Energy Management	NO	NA	NA
12	Fire Protection and Fire safety requirements	YES	0%	0%
13	Electrical Meter Room, Substation, receiving station	YES	0%	0%
14	Other	NA	NA	NA

Yours Faithfully,


RIYA BISWAS (B.Arch)
CA/2019/112919

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

(License No. CA/2019/112919.....)