

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,
Landmark Builders and Developers
Model Town, Pranami Mandir
Siliguri,
Dist: Jalpaiguri-734001

Date:- 21 Dec '2024

Sir,

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building, 1, Block of the Project [WBRERA Registration Number WBRERA/P/ DAR/2023/000529] situated on the Plot bearing L.R. Plot Nos. 6075 corresponding to R.S. Plot No. 3000, 3001, 3002, recorded in L.R. Khatian No. 9034 R.S. 332, 375 of Mouza- Siliguri (old), J.L. No. 110(88), P.S. Siliguri in the District of Darjeeling admeasuring 647.49 sq.mts. the area being developed by Landmark Builders and Developers represented by one of its partner Sri.Ajay Singhania.

We Green Architecture Consulting Engineers Pvt. Ltd. have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 Building(s), Block(s) and of the Project, situated on the Plot bearing the Plot bearing L.R. Plot Nos. 6075 corresponding to R.S. Plot No. 3000, 3001, 3002,, recorded in L.R. Khatian No. 9034 R.S. 332, 375 of Mouza- Siliguri (old), J.L. No. 110(88), P.S. Siliguri in the District of Darjeeling admeasuring 647.49 sq.mts. the area being developed by Landmark Builders and Developers represented by one of its partner Sri.Ajay Singhania.

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. Soumen Adak 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/2023/000529 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 (BLOCK 01)
1	Excavation	100%
2	Basement(s) and Plinth	NA
3	Number Of Podiums	NA
4	Stilt Floor	100%
5	Slabs of Super Structure	100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water tanks.	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Plan.	80%
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%

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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 (BLOCK 01)
1	Internal Roads & Foot- paths.	YES	90%
2	WaterSupply	YES	80%
3	Sewerage (chamber, lines,Septic Tank STP)	YES	90%
4	Storm Water Drains	YES	90%
5	Landscaping & Tree Planting.	NO	90%
6	Street Lighting	YES	100%
7	Community Buildings	NO	NA
8	Treatment and disposal of sewage and sullage water	YES	90%
9	Solid Waste management & Disposal	YES	90%
10	Water conservation, Rain water harvesting.	YES	90%
11	Energy Management	NO	NA
12	Fire Protection and Fire safety requirements	YES	80%
13	Electrical Meter Room, Substation, receiving station	YES	80%
14	Other	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)