

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,  
M/S K.T Projects Pvt.Ltd.  
Kalaram, Near SSB camp  
Dist: Darjeeling

Date:- 31.12.2023

Sir,

Subject: Certificate of Percentage of Completion of Construction Work of the Project [WBREERA Registration Number - HIRA/P/DAR/2020/001098] situated on the Plot bearing R.S. Plot Nos. 9 corresponding to L.R. Plot No. 142, 143, 144 recorded in L.R. Khatian No. R.S 2/1, 2/3, 2/5, 2/7 L.R 16/3, 17/1, 224/1, 421, 280, 281, 282, 283, 284, 285, 286 of Mouza- Kalaram, J.L. No. 76, Pargana - Patharghata, P.S. Phansidewa in the District of Darjeeling, ad measuring 22661.992 sq.mts. the area being developed by M/S K.T Projects Pvt.Ltd represented by Sri Ratan Kumar Goel and Narsingh Agarwal.

We Green Architecture Consulting Engineers Pvt. Ltd. have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the project R.S. Plot Nos. 9 corresponding to L.R. Plot No. 142, 143, 144 recorded in L.R. Khatian No. R.S 2/1, 2/3, 2/5, 2/7, L.R 16/3, 17/1, 224/1, 421, 280, 281, 282, 283, 284, 285, 286 of Mouza- Kalaram, J.L. No. 76, Pargana - Patharghata, P.S. Phansidewa in the District of Darjeeling, admeasuring 22661.992 sq.mts. the area being developed by M/S K.T Projects pvt.ltd represented by Sri Ratan Kumar Goel and Narsingh Agarwal

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s/Shri/Smt. Kalikinkar Roy as L.B.S. / Architect ;
- (ii) M/s /Shri / Smt. Avik Chakraborty as a Structural Consultant
- (iii) M/s/Shri/Smt/ Saent India as MEP 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 HIRA/P/DAR/2020/001098 under WBREERA 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.

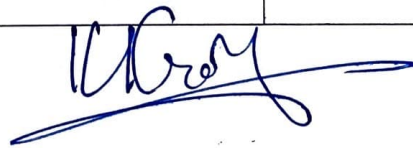


Kalikinkar Roy  
Consult Engineer  
S.M.C. Regd. No. LBS/I/43

TABLE-A

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

SL.NO	TASKS/ACTIVITY	PERCENTAGE OF WORK DONE
1	Excavation	100%
2	Basement(s) and Plinth	100%
3	Number Of Podiums	100%
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.	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.	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Plan.	30%
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.	0%



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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
1	Internal Roads & Foot- paths.	YES	0%
2	WaterSupply	YES	0%
3	Sewerage (chamber, lines,Septic Tank STP)	YES	0%
4	Storm Water Drains	YES	0%
5	Landscaping & Tree Planting.	YES	0%
6	Street Lighting	YES	0%
7	Community Buildings	YES	0%
8	Treatment and disposal of sewage and sullage water	YES	0%
9	Solid Waste management & Disposal	YES	0%
10	Water conservation, Rain water harvesting.	YES	0%
11	Energy Management	NA	NA
12	Fire Protection and Fire safety requirements	YES	0%
13	Electrical Meter Room, Substation, receiving station	YES	0%
14	Other	-	-

Yours Faithfully,



**Kalikinkar Roy**  
Consult Engineer

S.M.C. Regd. No. LBS/1/43

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

(License No..... )