

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:- 20th July, 2017

To,

The Promoter,
M/s Maharani Paints Pvt Ltd ,
(Wardha IT Park) , Plot No- H/1,
M.I.D.C, Industrial Area , Sewagram. Wardha.

Subject : Certificate of Percentage of Completion of Construction Work of
03 No. of Building(s)/ One Wing(s) of the Wardha IT
Park Phase 01 of the Project [Maha RERA Registration
Number] situated on the Plot bearing C.N. No- /CTS
No./Survey No./ Final Plot No H/1, Demarcated by its
boundaries (latitude and longitude of the end points)
21.10 to the North , 79.10 to the East Division Wardha village
Wardha Taluka Wardha admeasuring 13,304.98
Sq.mts. area being Developed by M/s Maharani Paints
Pvt Ltd

Sir,

I/ We Nishit Gupta have undertaken assignment as Architect /Licensed Surveyor of
certifying Percentage of Completion of Construction Work of the Wardha IT Park
Building(s)/One Wing(s) of the IT Park project Phase of the Project, situated on the plot
bearing C.N. No/ CTS No. /Survey No. /Final Plot No. H/1 of Division Wardha village
Barbadi, Taluka Wardha District Wardha PIN 442006 admeasuring 13,304.98 sq.mts.
area being developed by Maharani Paints Pvt Ltd (Wardha IT Park).

1. Following technical professionals are appointed by Owner / Promoter :—
M/s Maharani Paints Pvt Ltd
(i) M/s/Shri/Smt. Nishit Gupta as L.S. / Architect ;
(ii) M/s /Shri / Smt. Yashpal Singh as Structural Consultant
(iii) M/s /Shri / Smt. Dinesh Sharma as MEP Consultant
(iv) M/s /Shri / Smt. Cushman & Wakefield 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 Application Being made under MahaRERA 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.


NISHIT GUPTA
ARCHITECT
LIC. No- CN- 1/13697

TABLE-A

Building /Wing Number one (to be prepared separately for each Building /Wing of the Project) – IT TOWER

Sr.no	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	NA - number of Basement(s) and Plinth	NA
3	NA - number of Podiums	NA
4	Stilt Floor – NA	NA
5	6 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	85%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	45%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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.	20%

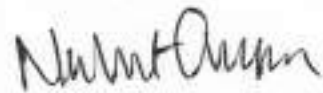
Nishit Gupta

NISHIT GUPTA
ARCHITECT
LIC. No:- CA/1/13697

TABLE-A

Building /Wing Number one (to be prepared separately for each Building /Wing of the Project)- COMMERCIAL CENTER – LSHAPE- SCO

Sr.no	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	NA - number of Basement(s) and Plinth	NA
3	NA - number of Podiums	NA
4	Stilt Floor – NA	NA
5	2 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	90%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	10%
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.	30%



NISHIT GUPTA
ARCHITECT
LIC. No. - C/21/13697

TABLE-A

Building /Wing Number one (to be prepared separately for each Building /Wing of the Project)- COMMERCIAL CENTER – HUTS (LSC)

Sr.no	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	NA - number of Basement(s) and Plinth	NA
3	NA - number of Podiums	NA
4	Stilt Floor – NA	NA
5	10 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	85%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	79%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%
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.	50%

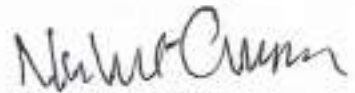
Nishit Gupta
 NISHIT GUPTA
 ARCHITECT
 LIC. No. C-1/13697

TABLE-B

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

Sr.no	Common areas, and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footh- paths.	Yes	20%	WBM work completed
2	Water Supply	Yes	100%	From MIDC Supply
3	Sewerage (chamber line , septic tank, STP)	Yes	60%	Work in progress
4	Strom water drains	Yes	40%	Work in progress
5	Landscaping& Tree Planting.	Yes	80%	Work in progress
6	Street Lighting	Yes	70%	Work in progress
7	Community Buildings	No	NA	NA
8	Treatment and disposal of sewage and sullage water.	No	0%	Propose planning
9	Solid Waste management & Disposal	No	NA	Propose planning
10	Water conservation, Rain water harvesting.	Yes	25%	Work in progress
11	Energy management	Yes	20%	Work in progress
12	Fire protection and fire safety requirements	Yes	60%	Work in progress
13	Electrical meter room, sub-station, receiving station.	Yes	80%	Work in progress
14	Others (Option to Add more).	NA	NA	NA

Yours Faithfully,



Arch.Nishit Gupta

Lis No- CA/91/13697

NISHIT GUPTA
ARCHITECT
LIC. No- CA/91/13697