FORM - 1

ARCHITECT'S CERTIFICATE

Position as on 31/3/2023
Date: 31.03.2023

To,
M/s. Emaar Developers & Builders Pvt.Ltd.

Subject:

Certificate of percentage of Completion of Construction Work of Buildings AMARO building (Residential Apartment/Commercial), AMBER building(Residential Apartment), ADEN villa buildings-1/2/3. MHADA (L.I.G/E.W.S) of "Madan Ratan City" [RERA Registration Number P50500001473] situated on the C.S. no. 39, Kh. No. 21/1 ,Mouza : Chikhali, Tah. & Dist. Nagpur.**demarcated by its boundaries (latitude and longitude of the end points) 21.100, 79.116** Tah. & Dist. Nagpur **PIN: 440024 admeasuring** 17970.934sq.m.**being developed by** M/s. Emaar Developers & Builders Pvt.Ltd, Director: Mr.Madan.B.Ratan.

Sir,

I, Ar.Aditya Indurkar have undertaken assignment as Architectof certifying Percentage of Completion of Construction Work of **"Madan Ratan City" [RERA Registration Number P50500001473] situated on the** C.S. no. 39, Kh. No. 21/1 , Mouza : Chikhali, Tah. & Dist. Nagpur.**PIN: 440024 admeasuring** 17970.934sq.m.**Area being developed by** M/s. Emaar Developers & Builders Pvt.Ltd, Director : Mr. Madan.B.Ratan

1. Following technical professionals are appointed by Owner / Promoters:
   - i. Ar. Aditya Indurkar as Architect
   - ii. M/s. AAJ Engineers & Consultants Pvt.Ltd. as Structural Consultant
   - iii. Shri.Narendra Bobde as Plumbing Consultant
   - iv. Shri.Devashish Joshi as Electrical Consultant
   - v. Mr. Muqsit Ahmed Abdul Gaffar as Engineer
   - vi. Mr. Ajit Chandrakant Petkar 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 date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **P50500001473** under RERA is as pert table A herein below. The percentage of the work executed with respect to each of the major activity of the Building and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

AR. ADITYA INDURKAR
CA/2010/50537
NMC/R- 587
NIT- 2449
NMRDA/CA/2010/50537/374

TABLE - A

AMARO Building

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. 1 basement and one plinth	100%
3. number of podiums(no podiums)	n.a.
4. Stilt Floor (no stilt floor)	100%
5. 6 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	70%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	50%
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	70%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	50%
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	50%

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AMBER Building

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Stilt Floor (no stilt floor)	100%
5. 6 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	85%
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	85%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	85%
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	50%

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ADEN Villas Building-1

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. 2.one plinth	100%
3. number of podiums(no podiums)	n.a.
4. Stilt Floor (no stilt floor)	n.a.
5. 3number of Slabs of Super Structure	100%
6. Internal walls, Interna Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	95%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	95%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	95%
10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%

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ADEN Villas Building-2

Sr. No	Tasks / Activity	Percentage of Work Done
1.	1.Excavation	100%
2.	one plinth	100%
3.	number of podiums(no podiums)	n.a.
4.	Stilt Floor (no stilt floor)	n.a.
5.	3 number of Slabs of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	90%
7.	Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	80%
8.	Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	75%
9.	The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	75%
10.	Installation water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%

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ADEN Villas Building-3

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Stilt Floor (no stilt floor)	N.A.
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	100%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	100%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	100%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	75%

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LIG Housing Building

Sr. No Tasks / Activity	Percentage of Work Done
1. 1.Excavation	100%
2. one plinth	100%
3. number of podiums(no podiums)	N.A.
4. Stilt Floor (no stilt floor)	100%
5. 3 number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within apartments/ Premises, Doors and windows to each of the apartments / Premises	60%
7. Sanitary Fittings within the Apartments/Premises, Electrical Fittings within the Apartments/Premises	0%
8. Staircases, Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
10. Installation of water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area 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 & External Development Works in Respect of the entire Registered Phase

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
	Internal Roads & Footpaths	yes	75%	
	Water Supply	yes	25%	
	Sewerage (chamber, lines, Septic Tank, STP)	Yes	50%	
	Storm Water Drains	Yes	50%	
	Landscaping & Tree Planting	yes	50%	
	Street Lighting	yes	55%	
	Community Buildings	No	N.A.	
	Treatment and disposal of sewage and sullage water	yes	25%	
	Solid Waste Management and disposal.	yes	0%	
	Water Conservation, Rain water harvesting	yes	25%	
	Energy Management	yes	0%	
	Fire protection and fire safety requirement	Yes	50%	
	Electrical meter room, sub-station, receiving station	Yes	35%	
	Entrance Gate and security cabin.	Yes	75%	

Yours Faithfully

AR.ADITYA INDURKAR
Reg. No. - CA/2010/50537

Date: 19/02/2024
Place: Nagpur

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Agreed and accepted by

For EMAAR DEVELOPERS & BUILDERS PRIVATE LIMITED

(Madan Ratan)
Managing Director