

## FORM - 1

### ARCHITECT'S CERTIFICATE

Q4 FY 25-26

Position as on 31.03.2026

Date: 14/04/2026

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 "MadanRatan 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 Architect of certifying Percentage of Completion of Construction Work of **"MadanRatan 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

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 per 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**

| <b>Sr. No Tasks / Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Percentage of Work Done</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 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/<br>Premises, Doors and windows to each of the apartments /<br>Premises                                                                                                                                                                                                                                                                                                       | 90%                            |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical<br>Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                                                     | 90%                            |
| 8. Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Staircases and Lifts, Overhead and<br>Underground Water Tank                                                                                                                                                                                                                                                                                                          | 75%                            |
| 9. The external plumbing and external Plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing,                                                                                                                                                                                                                                                                                                                | 65%                            |
| 10. Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fitting to Common<br>Area, electro, mechanical equipment, Compliance to<br>conditions of environment /CRZ NOC, finishing to<br>entrance lobby/s, plinth protection, paving of area<br>appurtenant to Building/Wing, Compound Wall and all<br>other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 50%                            |

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

**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/<br>Premises, Doors and windows to each of the apartments /<br>Premises                                                                                                                                                                                                                                                                                                       | 100%                    |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical<br>Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 8. Staircases, Lifts Wells and Lobbies at each Floor level<br>connecting Staircases and Lifts, Overhead and<br>Underground Water Tank                                                                                                                                                                                                                                                                                                          | 100%                    |
| 9. The external plumbing and external Plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing,                                                                                                                                                                                                                                                                                                                | 95%                     |
| 10. Installation of lifts, water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fitting to Common<br>Area, electro, mechanical equipment, Compliance to<br>conditions of environment /CRZ NOC, finishing to<br>entrance lobby/s, plinth protection, paving of area<br>appurtenant to Building/Wing, Compound Wall and all<br>other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 75%                     |

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

**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, Internal Plaster, Floorings within apartments/<br>Premises, Doors and windows to each of the apartments /<br>Premises                                                                                                                                                                                                                                                                                                | 100%                    |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical<br>Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 8. Staircases, Lobbies at each Floor level connecting<br>Staircases and Lifts, Overhead and Underground Water<br>Tank                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 9. The external plumbing and external Plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing,                                                                                                                                                                                                                                                                                                         | 100%                    |
| 10. Installation of water pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fitting to Common<br>Area, electro, mechanical equipment, Compliance to<br>conditions of environment /CRZ NOC, finishing to<br>entrance lobby/s, plinth protection, paving of area<br>appurtenant to Building/Wing, Compound Wall and all<br>other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 75%                     |

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

**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/<br>Premises, Doors and windows to each of the apartments /<br>Premises                                                                                                                                                                                                                                                                                            | 100%                    |
| 7. Sanitary Fittings within the Apartments/Premises, Electrical<br>Fittings within the Apartments/Premises                                                                                                                                                                                                                                                                                                                          | 100%                    |
| 8. Staircases, Lobbies at each Floor level connecting<br>Staircases and Lifts, Overhead and Underground Water<br>Tank                                                                                                                                                                                                                                                                                                               | 100%                    |
| 9. The external plumbing and external Plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing,                                                                                                                                                                                                                                                                                                     | 100%                    |
| 10. Installationwater pumps, Fire Fighting Fittings and<br>Equipment as per CFO NOC, Electrical fitting to Common<br>Area, electro, mechanical equipment, Compliance to<br>conditions of environment /CRZ NOC, finishing to<br>entrance lobby/s, plinth protection, paving of area<br>appurtenant to Building/Wing, Compound Wall and all<br>other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 75%                     |

  
AR. ADITYA INDURKAR  
CA/2010/50537  
NMC/R- 567  
NIT- 2447  
NMRDA/CA/2010/50537/374

### 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%                     |

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

### 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                                                                                                                                                                                                                                                                                 | 90%                     |
| 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                                                                                                                                                                                                                                                                                                    | 25%                     |
| 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%                      |

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

TABLE - B

## Internal &amp; 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               | 85%            |         |
|        | Water Supply                                          | yes               | 50%            |         |
|        | Sewerage (chamber, lines, Septic Tank, STP)           | Yes               | 75%            |         |
|        | Storm Water Drains                                    | Yes               | 50%            |         |
|        | Landscaping & Tree Planting                           | yes               | 75%            |         |
|        | Street Lighting                                       | yes               | 55%            |         |
|        | Community Buildings                                   | No                | N.A.           |         |
|        | Treatment and disposal of sewage and sullage water    | yes               | 75%            |         |
|        | Solid Waste Management and disposal.                  | yes               | 50%            |         |
|        | Water Conservation, Rain water harvesting             | yes               | 50%            |         |
|        | Energy Management                                     | yes               | 0%             |         |
|        | Fire protection and fire safety requirement           | Yes               | 55%            |         |
|        | Electrical meter room, sub-station, receiving station | Yes               | 75%            |         |
|        | Entrance Gate and security cabin.                     | Yes               | 100%           |         |

Yours Faithfully

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

Date: 14/04/2026  
Place: Nagpur



Agreed and accepted by

For **EMAAR** DEVELOPERS & BUILDERS  
PRIVATE LIMITED

  
(Madan Ratan,  
Managing Director)