

VISTAAR

Architect, Planner, Landscape Architect, Interior Designer, Cover Value

Vistaar Heights, 4th floor, Plot No.146-151, Opp. Shree Gajanan Maharaj Mandir,

Zenda Chowk, Dharampeth, NAGPUR-10.

M.NO. 9422103220

Annexure A

FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date- 31/12/2024

To,

M/S TECHOPS INFRASTRUCTURE PVT LTD,

PLOT NO. 11 & 12, AYODHYA NAGAR SAKKARDHARA

NEAR SUDHANSHU HALL, NAGPUR, 440024

Subject: Certificate of Percentage of Completion of Construction Work of "TECHOPS GARDEN" having MahaRERA RegistrationNo. P 50500008242 being developed by TECHOPS INFRASTRUCTURE PVT LTD, Plot Bearing Khasara No. 6/1, 6/2, 6/3, 6/4 of Village – Gonhi (sim), District - Nagpur – Pin – 440023

Sir,

I, ARC. C.D. GIRIPUNJE have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction work of "TECHOPS GARDEN" having MahaRERA Registration No P 50500008242 being developed by TECHOPS INFRASTRUCTURE PVT LTD .

Based on Site Inspection, with respect to Layout / 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 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.

TABLE- A
Layout/Building/wing number
(To be prepared separately for each Layout/ Building / Wing of the project)

Sr. No. (1)	Task / activity (2)	Percentage of Actual Workdone (As On 31/12/2024) EXCEPT WING N
1	Excavation	100%
2	Basements (If any)	100%
3	Podiums(If any)	100%
4	Plinth	100%
5	Stilt floor	100%
6	Slabs of super structure	100%
7	Internal walls, Internal plaster, Floorings, Doors and Windows within Flat/ Premises.	100%
8	Sanitary fitting within the Flat/Premises	100%
9	Staircases, Lift Wells, and Lobbies at each Floor Level Overhead and Underground Water Tanks.	100%
10	External plumbing and external plaster, elevation, completion of terraces with the waterproofing of the Building/Wing	100%
11	Installations of Lifts, water pumps, Fire Fighting Fitting and Equipment as per CFO NCO, Electrical fitting, mechanical equipment, compliance to condition 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 complete project as per specifications in agreement of Sale. Any Other activities.	100%

TABLE – B

Common Areas (Internal and External Development Works) in respect of the Registered Phase/Project Number

Sr. No. (1)	Common area and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As On 31/12/2024) EXCEPT WING N	Details (5)
1	Internal Roads and Footpaths	YES	100%	As sanctioned by NIT
2	Water Supply	YES	100%	As sanctioned by NIT
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	100%	As sanctioned by NIT
4	Storm Water Drains	YES	100%	As sanctioned by NIT
5	Landscaping and Tree Planting	YES	100%	As sanctioned by NIT
6	Street Lighting	YES	100%	As sanctioned by NIT
7	Community Buildings	YES	100%	As sanctioned by NIT
8	Treatment and disposal of sewage and sullage water	NO	NA	
9	Solid waste management and Disposal	NO	NA	
10	Water conservation/Rainwater harvesting	YES	100%	As sanctioned by NIT
11	Energy management	NO	0%	
12	Fire protection and fire safety requirement	YES	100%	As sanctioned by NIT
13	Electrical Meter Room, Sub- Station, Receiving Station	YES	100%	As sanctioned by MSEB
14	Open Parking	YES	100%	As Sanctioned by NIT
15	Aggregate Area of recreational Open Space	YES	100%	As Sanctioned by NIT
16	Other (option to add more)			

Note: The Project is 100 % complete except WING N which they plan to construct after 5 to 7 years. Company proposes to surrender the RERA No asap .

Yours faithfully,

ARC. C. D. GIRIPUNJE

(LICENSE NO –)

Agreed and Accepted by:

TECH OPS INFRASTRUCTURE PVT LTD,

Mr Jeevan Ghime

Director

Date:31/12/2024


ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198