SQUARE DESIGN STUDIO
ARCHITECTS & INTERIOR DESIGNERS
2nd FLOOR, 52, BAJAJ NAGAR, CENTRAL BAZAR ROAD,
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FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 08/10/2025

To,
IMPERIAL GRUH NIRMAN SAHAKARI SANSTHA
RH-20, BUTIBORI INDUSTRIAL AREA,
BUTIBORI, NAGPUR-441108

Subject: Certificate of Percentage of Completion of Construction Work of **IMPERIAL HEIGHTS** having MahaRERA Registration no. **P50500012942** being developed by **IMPERIAL GRUH NIRMAN SAHAKARI SANSTHA NAGPUR.**

Sir,
I/ We **Mr. Manish Radheshyam Khobragade** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **IMPERIAL HEIGHTS**, having MahaRERA Registration no. **P50500012942** being developed by **IMPERIAL GRUH NIRMAN SAHAKARI SANSTHA NAGPUR.**

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for the building 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

Building Number **WING-G**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
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 Fittings within the Flat/Premises	**100%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**100%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**100%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**100%**

Table A

Building Number **WING-H**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
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 Fittings within the Flat/Premises	**100%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**100%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**100%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**100%**

Table A

Building Number **WING-I**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
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 Fittings within the Flat/Premises	**100%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**100%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**100%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**100%**

Table A

Building Number **WING-J**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
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 Fittings within the Flat/Premises	**100%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**100%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**100%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**100%**

Table A

Building Number **WING-E**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
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	**65%**
8	Sanitary Fittings within the Flat/Premises	**35%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**55%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**60%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**15%**

Table A

Building Number **WING-A**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**100%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
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	**49%**
8	Sanitary Fittings within the Flat/Premises	**9%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**58%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**51%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**2%**

Table A

Building Number **WING-B**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**0%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
4	Plinth	**0%**
5	Stilt Floor	**0%**
6	Slabs of Super Structure	**0%**
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	**0%**
8	Sanitary Fittings within the Flat/Premises	**0%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**0%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**0%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**0%**

Table A

Building Number **WING-C**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**0%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
4	Plinth	**0%**
5	Stilt Floor	**0%**
6	Slabs of Super Structure	**0%**
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	**0%**
8	Sanitary Fittings within the Flat/Premises	**0%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**0%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**0%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**0%**

Table A

Building Number **WING-D**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**0%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
4	Plinth	**0%**
5	Stilt Floor	**0%**
6	Slabs of Super Structure	**0%**
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	**0%**
8	Sanitary Fittings within the Flat/Premises	**0%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**0%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**0%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**0%**

Table A

Building Number **WING-F**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**0%**
2	Basements	**Nil**
3	Podiums (if any)	**Nil**
4	Plinth	**0%**
5	Stilt Floor	**0%**
6	Slabs of Super Structure	**0%**
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	**0%**
8	Sanitary Fittings within the Flat/Premises	**0%**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	**0%**
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	**0%**
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any Other Activities.	**0%**

TABLE-B

Common Areas (Internal & External Development Works) in Respect of the entire Registered Phase / Project Number

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done (As on date of the certificate)	Details
1	Internal Roads & Footpaths	Yes	97%	As Per Sanctioned Plan
2.	Water Supply	Yes	100%	MIDC Water Supply
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	98%	As Per Sanctioned Plan
4.	Storm Water Drains	No	0	NA
5.	Landscaping & Tree Planting	Yes	97%	As Per Sanctioned Plan
6.	Street Lighting	No	100%	As Per Sanctioned Plan
7.	Community Buildings	No	65%	As Per Sanctioned Plan
8.	Treatment and disposal of sewage and sullage water	No	0	NA

9.	Solid Waste management & Disposal	No	0	NA
10.	Water conservation/ Rain water harvesting	No	0	NA
11.	Energy management	No	0	NA
12.	Fire protection and fire safety Requirement	No	0	NA
13.	Electrical meter room, sub-station, receiving station	Yes	43%	Meter Pannel shall be provided
14.	Open Parking	No	0	NA

Yours Faithfully

MAVISH KHOBRAGADE
ARCHITECT
CA-2011-53139

Mr. Manish Radheshyam Khobragade

Name of Architect & Signature

Agreed and Accepted by:

इम्पेरियल गृह निर्माण सहकारी संस्था मर्या. * किरांदिली, ता. हिंगणा, जि. नागपूर * रजि. नं. एन.जी.पी./एच.जी.एन./ एच.एस.जी.टि.ओ./ ८७६/२०१४

Sanjay Vitthaldas Jariwala

Authorized Signatory

Imperial Gruh Nirman Sahakari Sanstha

Date:- 08/10/2025