



Annexure A

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 : 31-12-2023.

To,

M/s. J.D. Buildcon Pvt. Ltd.,

Through its Director

Shri. Sanjay Joshi & Shri. Mahesh Dande.

G001, Yash Enclave, Plot No. 1, Buty Layout,

Dharempeth Extension, Nagpur 440010.

Name of Owner : M/s. Kanchan Co-Op. Housing Society, Kunjibihari Harikishandas Parikh
and

Others, Through POA M/s. J.D. Buildcon Pvt. Ltd.

Subject: Certificate of Percentage of Completion of Construction work of Building "KANCHAN TRISHNA" (G+8 Floor) Building of the Project (MahaRERA Registration Number **P50500050391**) situated on the Plot no. T-4, C.T.S. No. 151, sheet no. 84/34, mouza- Ajni, N.M.C. House no., Scientific Co.-op. housing society Ltd., ward no.5, Nagpur, Tah.- Nagpur, Dist.- Nagpur, ; Plot to the North; 12m wide Road to the South; Plot no. T-3 to the East; Plot no. T-5 to the West; District : Nagpur, Pin 440022 admeasuring **743.224 sq.mts.** area being developed by **M/s. J.D. Buildcon Pvt. Ltd. (For quarter 4 – from 01.10.2023 to 31.12.2023)**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the "KANCHAN TRISHNA" (G+8 Floor) of Building of the Project (MahaRERA Registration Number **P50500050391**) situated on the Plot no. T-4, C.T.S. No. 151, sheet no. 84/34, mouza- Ajni, N.M.C. House no., Scientific Co.-op. housing society Ltd., ward no.5, Nagpur, Tah.- Nagpur, Dist.- Nagpur, Pin 440022 admeasuring **743.224 sq.mts.** area being developed by **M/s. J.D. Buildcon Pvt. Ltd.**

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 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 Name : “KANCHAN TRISHNA”; (G+4 Floors)

Situated on the Plot no. T-4, C.T.S. No. 151, sheet no. 84/34, mouza- Ajni, N.M.C. House no., Scientific Co.-op. housing society Ltd., ward no.5, Nagpur, Tah.- Nagpur, Dist.- Nagpur

Sr. no.	Sr. No Tasks / Activity	Percentage of Actual Work Done (as on the date of the certificate)
1	Excavation	90 %
2	Basement (if any)	---
3	Podiums (if any)	---
4	Plinth	0 %
5	Stilt Floor	0 %
6	10 Nos. number of Slabs of Super Structure (including Roof slab of AC Plant Room on Terrace floor)	70 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	25 %
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	27.50 %
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	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 fitting, 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 complete project as per specifications in agreement of sale. Any other activities.	0 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

TABLE - B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work Done (as on the date of the certificate)	Details
1.	Internal Roads & Footpaths	NO	---	
2.	Water Supply	YES	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	As per sanctioned
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	NO	---	
7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	NO	---	
9.	Solid Waste Management and disposal.	NO	0%	
10.	Water Conservation, Rain water harvesting	YES	0%	As per sanctioned
11.	Energy Management	YES	0%	Solar panel
12.	Fire protection and fire safety requirement	YES	0%	As per sanctioned
13.	Electrical meter room, sub-station, receiving station	YES	0%	As per sanctioned
14.	Other	---	---	

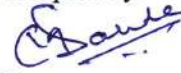
Yours Faithfully,


PRASHANT SATPUTE
 B. ARCH (HONS) B'BAY, M.C.A
 REG. No. CA/1991/13818
 NIT LS. No. 491
 N.M.C. L.S.No. R-222
 LS No. NMRDA/CA/1991/13818

Signature:

Name:- **PRASHANT B. SATPUTE.**

Agreed and Accepted by:

 
 Signature of Promoter

Name: **M/s. J.D. Buildcon Pvt. Ltd.**

Date: **31-12-2023.**