Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

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)

To,

Date : 30-09-2024.

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 2 – from 01.04.2024 to 30.06.2024)**

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+8 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	**95 %**
5	Stilt Floor	**80 %**
6	**10 Nos.** number of Slabs of Super Structure (including Roof slab of AC Plant Room on Terrace floor)	**100 %**
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	**85 %**
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**55 %**
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	**65 %**
10	External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	**70 %**
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.	**75 %**

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	40%	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: **30-09-2024.**