

FORM 1
[See Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 02/01/2025

For Quarter Ending 31st December 2024 (Qtr.3rd F.Y 2024-2025)

To,
Deovrat Sanjay Jaiswal
A-503, Shewalkar Gardens
South Ambazari Road, Gopal Nagar,
Near Vnit Gate, Nagpur - 440022

Subject: Certificate Of Percentage Of Completion Of Construction Work Of **1-Dev Heights** Having Maharera Registration No. **P50500051341** Being Developed By **Deovrat Sanjay Jaiswal**.

Sir,

I/ We **Emanate Design (Architect Lokesh Kadu)** Have Undertaken Assignment As Architect /Licensed Surveyor Of Certifying Percentage Of Completion Of Construction Work Of **1-Dev Heights**, Having Maharera Registration No. **P50500051341** Being Developed By **Deovrat Sanjay Jaiswal**.

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.

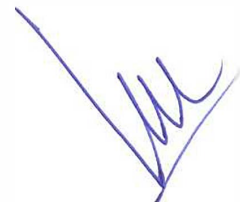
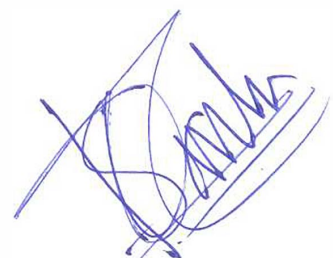


Table A

Building Number 1-DEV HEIGHTS

Sr. No	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	Basements (if any)	Nil
3	Podiums (if any)	Nil
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	82%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	72%
8	Sanitary Fittings within the Flat/Premises	35%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	35%
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%

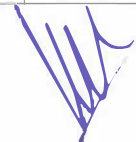


LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140

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	No	0	Na
2.	Water Supply	Yes	25%	Borewell/ Corporation Water Shall Be Provided
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	70%	As Per Sanctioned Plan
4.	Storm Water Drains	Yes	15%	As Per Sanctionedplan
5.	Landscaping & Tree Planting	Yes	0%	As Per Sanctionedplan
6.	Street Lighting	No	0	Na
7.	Community Buildings	No	0	Na
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	Yes	0%	As Per Sanctioned plan



11.	Energy management	No	0	Na
12.	Fire protection and fire safety Requirement	Yes	0%	As Per Sanctioned Plan
13.	Electrical meter room, sub-station, receiving station	Yes	5%	Meter Pannel Shall Be Provided

Yours Faithfully

Emanate Design (Architect Lokesh Kadu)

Name of Architect & Signature

Ar. LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140

Agreed and Accepted by:

Signature of Promoter

Deovrat Sanjay Jaiswal

Place: Nagpur

Date:- 02/01/2025