

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: 09/01/2026

To,
DEOVRAT JAISWAL
NAGPUR, MAHARASHTRA, 440022

Subject : Certificate of percentage of Work of completion of construction work of **1-DEV HEIGHTS** having MahaRERA Registration Number **P50500051341** (Only Applicable after project Registration) being developed by **DEOVRAT JAISWAL**

Sir,
I/We **LOKESH KADU** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **1-DEV HEIGHTS** having MahaRERA Registration Number **P50500051341** (Only Applicable after project Registration, being developed by **DEOVRAT JAISWAL**)

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: 1-DEV HEIGHTS/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	89.00
8	Sanitary Fitting within the Flat/Premises	56.00

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	62.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	32.00
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.	25.00



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

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

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	0.00	NA
2	Water Supply	Yes	59.00	CORPOATION WATER SHALL BE PROVIDED
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	91.00	AS PER SANCTIONED PLAN
4	Storm Water Drains	Yes	39.00	AS PER SANCTIONED PLAN
5	Landscaping & Tree Planting	Yes	8.00	AS PER SANCTIONED PLAN
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	12.00	AS PER SANCTIONED PLAN
11	Energy management	No	0.00	NA
12	Fire protection and fire safety requirements	Yes	22.00	AS PER SANCTIONED PLAN
13	Electrical meter room, sub-station, receiving station	Yes	32.00	METER PANNEL SHALL BE PROVIDED
14	Aggregate area of recreational Open Space ,	No	0.00	NA
15	Open Parking	No	0.00	NA

Yours Faithfully

LOKESH KADU

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No: CA/2007/39381)

Date of Certificate: 09/01/2026

Agreed and accepted by:



Signature of Promoter

Name: DEOVRAT JAISWAL

Date: 09/01/2026



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