

**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:16/04/2026**

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<br>(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 | 94.00                                                             |
| 8       | Sanitary Fitting within the Flat/Premises                                             | 67.00                                                             |

| Sr. No. | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of Actual Work Done<br>(As on date of the Certificate) |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 9       | Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                          | 67.00                                                             |
| 10      | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.                                                                                                                                                                                                                                                                                                                    | 38.00                                                             |
| 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. | 30.00                                                             |

  
**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                     | 62.00                                                          | CORPOATION WATER SHALL BE PROVIDED |
| 3     | Sewerage (Chamber, Lines, Septic Tank , STP)          | Yes                     | 92.00                                                          | AS PER SANCTIONED PLAN             |
| 4     | Storm Water Drains                                    | Yes                     | 42.00                                                          | AS PER SANCTIONED PLAN             |
| 5     | Landscaping & Tree Planting                           | Yes                     | 12.00                                                          | 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                     | 17.00                                                          | AS PER SANCTIONED PLAN             |
| 11    | Energy managemcnt                                     | No                      | 0.00                                                           | NA                                 |
| 12    | Fire protection and fire safety requirements          | Yes                     | 26.00                                                          | AS PER SANCTIONED PLAN             |
| 13    | Electrical meter room, sub-station, receiving station | Yes                     | 36.00                                                          | 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:16/04/2026

Agreed and accepted by:

Signature of Promoter

Name: DEOVRAT JAISWAL

Date:16/04/2026

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