

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:-25/April/2023

To,

NIRMAAN INFRA

Plot No 202 Jagannath enclave above

Punjab National Bank, Manish Nagar , Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work of Central Heights-1 having MahaRERA Registration Number (Only Applicable after project Registration) being developed by Nirmaan Infra

Sir,

I Sanjay Basantani have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Central Heights-1 having MahaRERA Registration Number (Only Applicable after project Registration, being developed by Nirmaan Infra.

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

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
-------------------	-------------------------	--

1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/ Premises	
8.	Sanitary Fittings within the Flat / Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	
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 agreements of Sale. Any other activities.	

TABLE-B

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

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on data of the Certificate (4)	Details (5)
1.	Internal Roads & Footpaths	Yes		
2.	Water Supply	Yes		

3.	Sewerage (Chamber, lines, Septic tank, STP)	Yes		
4.	Storm Water Drains	Yes		
5.	Landscaping & Tree Planting	Yes		
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water.	Yes		
9.	Solid Waste Management & Disposal	Yes		
10.	Water conservation / Rain water harvesting	Yes		
11.	Energy management	No		
12.	Fire protection and fire safety requirements	No		
13.	Electrical meter room , sub-station, receiving station.	Yes		
14.	Others (Option to Add more)			

Yours Faithfully,

AR. SANJAY BASANTANI

(License No. CA/2011/53937)

Agreed and Accepted by:


AR. SANJAY S. BASANTANI
B.Arch. CA/2011/53937
NMC/R-654, NIT/2639

Signature of Promoter

Name:

Date: