

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: - 07/January /2025

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 MAHA RERA Registration Number P50500051265 being developed by Nirman Infra till 31th December 2024.

Sir,

I **Sanjay Basantani** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Central Heights-1, being developed by Nirman 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	Done

2.	Basements (if any)	Done
3.	Podiums (if any)	
4.	Plinth	Done
5.	Stilt Floor	Done
6.	Slabs of Super Structure	Block A- 7 slabs done Block B – 7 Slabs Done Block C – 5 th floor slab done
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/ Premises	Block A – 7 th Floors Brick Work complete, inner plaster Complete Block B – 7 th Floors Brick Work Complete , 7 Floors Inner plaster Complete Block C – 4 th floors Brick work complete
8.	Sanitary Fittings within the Flat / Premises	Block A –Sanitary fitting within the flat complete Block B – Sanitary fitting within the flat –yet to complete
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	Block A - Overhead & underground water tank complete Block B - Overhead & underground water tank complete
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	Block A – Outer Plaster Complete, External plumbing completed, waterproofing completed Block B – Outer Plaster complete, External plumbing complete, waterproofing – yet to complete
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 date 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	--	---	
6.	Street Lighting	--	---	
7.	Community Buildings	--	---	
8.	Treatment and disposal of sewage and sullage water.	--	---	
9.	Solid Waste Management & Disposal	--	---	
10.	Water conservation / Rain water harvesting	--	---	
11.	Energy management	--	---	
12.	Fire protection and fire safety requirements	--	---	
13.	Electrical meter room, sub-station, receiving station.	--	---	
14.	Others (Option to Add more)	--	86 %	

Yours Faithfully,

AR. SANJAY BASANTANI
(License No. CA/2011/53937)
Agreed and Accepted by:

Sanjay

For **NIRMAAN INFRA**

Signature of Promoter

Name: ASHISH ARUN NILAWAR.

Date: 11/01/2025.



Ashish A. Nilawar.

PARTNER