SSB ASSOCIATES
AR.SANJAY BASANTANI
ARCHITECT, INTERIOR DESIGNER &PLANNER
204, Imperial Plaza, Somwar Bazar Road, Sitabuldi, Nagpur – 440012, +91-7507917000

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: 16/01/2026

To,
NIRMAAN INFRA
NAGPUR, MAHARASHTRA, 440015

Subject : Certificate of percentage of Work of completion of construction work of **Central Heights 1** having MahaRERA Registration Number **P50500051265** (Only Applicable after project Registartion) being developed by **NIRMAAN INFRA**

Sir,

I/We **SSB ASSOCIATES** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **Central Heights 1** having MahaRERA Registration Number **P50500051265** (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

Layout/Building/Wing Number: Block A- TAKSH/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	100.00

8	Sanitary Fitting within the Flat/Premises	100.00
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	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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

Layout/Building/Wing Number: Block B- Krishna/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	100.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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

Layout/Building/Wing Number: Block C - SHREYAS/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	7.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	75.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	75.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00

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

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	Yes	0.00	0
2	Water Supply	Yes	100.00	0
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	75.00	0
4	Storm Water Drains	Yes	0.00	0
5	Landscaping & Tree Planting	Yes	0.00	0
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	Yes	0.00	0
9	Solid Waste Management And Disposal	Yes	0.00	0
10	Water conservation /Rain water harvesting	Yes	0.00	0
11	Energy managemcnt	No	0.00	NA
12	Fire protection and fire safety requirements	No	0.00	NA
13	Electrical meter room, sub-station, receiving station	Yes	75.00	0
14	Aggregate area of recreational Open Space	Yes	0.00	0
15	Open Parking	Yes	0.00	0

Yours Faithfully,

AR. SANJAY S. BASANTANI
B.Arch. CA/2011/53937
NMC/R-634, NIT/2639

SSB ASSOCIATES
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(License No: CA/2011/53937)

Date of Certificate: 31/12/2025

Agreed and accepted by

For NIRMAAN INFRA

A.S. Madhekar

Signature of Promoter PARTNER

Name: NIRMAAN INFRA

Date: 19/01/2026.