PAWAN RAVIPRASAD GUPTA

CONSULTING CIVIL ENGINEER

PLANNERS, BUILDERS AND DEVELOPERS

LIC. NO. N.I.T. 1969, N.M.C. 380 N.M.R.D.A.-39

OFF. : - SHOP NO.115 SECOND FLOOR SHRI SHYAM TOWER SADAR, NAGPUR-440001. M- 99234329

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: 08/04/2025

To,

KIRTISAGAR REALTY PRIVATE LIMITED
Prince castle, Plot No, 105, lst & 2nd Floor,
Gaianan Nagar, Opp. Madhav Netralay
Wardha Raod, Nagpur- 440015.

Subject: Certificate of Percentage of Completion of Construction Work of **MAULI TOWN-21** situated on the land bearing survey No. **40/1/2(PART),41(PART),42/2,42/3,51/1(PART),52/2,53/1(PART),54(PART)**, P.H No.74, Mouza- Mohgaon, Taluka – Nagpur (Gramin), Distinct - Nagpur, for the period **January-2025 to March-2025** having Maha RERA Registration Number **P50500055129** (Only Applicable after project registration) being developed **KIRTISAGAR REALTY PRIVATE LIMITED.**

Sir,

I/ We **Pawan Gupta,** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **MAULI TOWN-21** situated on the land bearing survey No. **40/1/2(PART),41(PART),42/2,42/3,51/1(PART),52/2,53/1(PART),54(PART)**, P.H No.74, Mouza- Mohgaon, Taluka – Nagpur (Gramin), Distinct - Nagpur, having Maha RERA Registration Number **P50500055129** (Only Applicable after

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B.E.(CIVIL)
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project registration) being developed by **KIRTISAGAR REALTY PRIVATE LIMITED.**

Based on Site Inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this certificate the Percentage of Work done for each of the building/Wing of the Real Estate Project under Maha RERA 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 _____ (to be prepared separately for each Layout / Building / Wing of the Project)

Sr No. (1)	**Task / Activity (2)**	**Percentage of Actual Work Done (As on date of the Certificate) (3)**
1.	Excavation	NA
2.	Basements (if any)	N A
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt Floor	NA
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	NA
8.	Sanitary Fittings within the Flat/Premises	NA

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9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	NA
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NA
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 maybe required to complete project as per specifications in agreement of Sale. Any other activities.	NA

Table B

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

Sr. No (1)	**Common areas and Facilities. (2)**	**Proposed (Yes/ No) (3)**	**Percentage of Work done (As on date of the Certificate) (4)**	**Details (5)**
1.	Internal Roads & Footpaths	YES	98 %	Work in Progress
2.	Water Supply	YES	95 %	Work in Progress
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	95 %	Work in Progress
4.	Storm Water Drains	YES	95 %	Work in Progress
5.	Landscaping & Tree Planting	YES	35 %	Work in Progress

SHRI SAI SADAR REALTY PVT. LTD.

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6.	Street Lighting	YES	70 %	Work in Progress
7.	Community Buildings	NA	NA	NA
8.	Treatment and disposal of sewage and sullage water	YES	20 %	Work in Progress
9.	Solid Waste management & Disposal	NA	NA	NA
10.	Water conservation, Rain water harvesting	YES	98 %	Work in Progress
11.	Energy management	NA	NA	NA
12.	Fire protection And fire safety requirements	NA	NA	NA
13.	Electrical meter room, sub-station, receiving station	NA	NA	NA
14.	Compound Wall to Open Space	YES	98 %	Work in Progress

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