

**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: 15/10/2024**

To,

The **VISHNUPURAM CITY**

**PROPRIETOR VISHNUGOPAL GANESHLAL SHAHU,**

SHOP NO. 103, G F, B WING, NMC COMPLEX,

MANGALWARI BAZAR, SADAR, NAGPUR- 440001

Subject: Certificate of Percentage of Completion of Construction Work of **VISHNUPURAM CITY** having MahaRERA Registration Number **P50500055212** (only Applicable after project Registration) being developed by **VISHNUGOPAL GANESHLAL SHAHU**.

Sir,

I/We **LOKESH KADU** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of **VISHNUPURAM CITY** having MahaRERA Registration Number **P50500055212** (Only applicable after project Registration) being developed by **VISHNUGOPAL GANESHLAL SHAHU**.

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

KH NO. 8/2, P. H. NO. 38, MOUZA- WELA (HARICHANDRA), TAHSIL- NAGPUR (RURAL) DISTRICT- NAGPUR, MAHARASHTRA, 441108

Project Name- **VISHNUPURAM CITY**

Progress report as on 30/09/2024

| Sr. No. (1) | Task / 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, Flooring , Doors and windows within Flats / Premises                                                                                                                                                                                                                                                                                                                                                      |                                                                     |
| 8           | Sanitary Fittings within the Flats/ 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 environments/ CRZ NOC , Finishing to entrance lobby/s, plinth protection, paving of area 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. |                                                                     |



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

TABLE B

Common Areas (Internal and External development Works) in respect of the Registered Phase /  
Project Number: P50500055212  
Progress report as on 30/09/2024

| 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                   | 80%                                                                |             |
| 2           | Water Supply                                           | Yes                   | 100%                                                               |             |
| 3           | Sewerage (Chamber, lines, Septic Tank, STP).           | Yes                   | 80%                                                                |             |
| 4           | Storm Water Drains                                     | Yes                   | 100%                                                               |             |
| 5           | Landscaping & Tree Planting                            | Yes                   | 0%                                                                 |             |
| 6           | Street Lighting                                        | Yes                   | 80%                                                                |             |
| 7           | Community Buildings                                    | Yes                   | 00                                                                 | NA          |
| 8           | Treatment and disposal of sewage and sullage water     | Yes                   | 0%                                                                 |             |
| 9           | Solid Waste management & disposal                      | Yes                   | 0%                                                                 |             |
| 10          | Water conservation/ Rain water harvesting              | Yes                   | 100%                                                               |             |
| 11          | Energy management                                      | Yes                   | 0.00                                                               | NA          |
| 12          | Fire protection and fire safety requirements           | No                    | 0.00                                                               | NA          |
| 13          | Electrical meter room, sub-station, receiving station. | Yes                   | 0%                                                                 |             |
| 14          | Aggregate area of recreational Open Space              | Yes                   | 60%                                                                |             |
| 15          | Open Parking                                           | No                    | 0.00                                                               | NA          |

Your Faithfully,

LOKESH KADU

Signature & Name (IN BLOCK LETTERS) Of L.S/ Architect  
(License No. CA/2007/39381)

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

Agreed and Accepted by;  
Signature of Promoter

Name: VISHNUGOPAL GANESHLAL SHAHU

Date: 15/10/2024