

Office Address-

01, First Floor Opp. Palkar Sabhagruh,
Mahajanwadi, Hingna Rd, Nagpur-440016.
(+91) 9975351379 (+91) 7000595524
Email:- mailus@utpanarchitects.com
Website:- www.utpanarchitects.com
GSTIN 27AAHFU3957H1ZR

Annexure A

**FORM 1 (UT)
ARCHITECTS CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

For October – December 2024

Date: 03/02/2025

To

The Idea Infraventures,

Subject: Certificate of Percentage of Completion of Construction Work of Silver Tower -2 No. of Building 1 Wing(s) of the 1 Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey no./Final Plot no 17 kh.no. 91/1 demarcated by its boundaries (latitude and longitude of the end points) 29.964 to the North, 29.643 to the South, 21.000 to the East, 21.000 to the West of Village - Waghdera, Taluka – Hingana, District – Nagpur, PIN 441110 admeasuring 625.876 sq.mts. area being developed by Idea Infraventures.

Sir,

I/ We Ar. Atul Tiwari have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Silver Tower - 2 Building(s)/ 1_Wing(s) of 1 Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 17 of Village – Waghdera, Taluka - Hingana, District – Nagpur, PIN-441110 admeasuring 625.876 sq.mts. area being developed by Idea Infraventures.

1. Following technical professionals are appointed by Owner/ Promoter:-

(1) M/s/Shri/Smt Ar. Atul Tiwari as L.S. / Architect;

(ii) Mis/Shri/Smt Mr. Sudesh Malode as Structural Consultant

(iii) M/s/Shri / Smt..... as MEP Consultant

(iv) Mis/Shri/Smt Ar. Atul Tiwari as Site Supervisor

Based on Site Inspection, with respect to 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 as registered vide number P505000766 76 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 the Table B.

Table A

Building Wing Number_ (to be prepared separately for each Building Wing of the Project)

1. Excavation	100%
2. Plinth	100%
3. Stilt Floor	100%
4. 7 number of slabs of super structure	45%
5. Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10%
6. Sanitary Fittings within the flat/ premises Electrical Fittings within the flat/ premise	-Nil-
7. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-Nil-
8. The External Plumbing And External Plaster, Elevation, Completion Of Terraces With Waterproofing Of The Building/Wing.	-Nil-
9. Installation of lifts, water pumps, Fire Fighting Fittings and, Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation/Completion Certificate	-Nil-

TOTAL COST = 1, 28, 00,000 /-



Table B

Internal & External Development Works in Respect of the entire Registered Phase

S.NO	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	-NA-	-NA-	---
2	Water Supply	-NA-	-NA-	---
3	Sewerage (chamber, lines, Septic Tank, STP)	-NA-	-NA-	---
4	Storm Water Drains	-NA-	-NA-	---
5	Landscaping & Tree Planting	-NA-	-NA-	---
6	Street Lighting	-NA-	-NA-	---
7	Community Buildings	-NA-	-NA-	---
8	Treatment and disposal of sewage and sullage water	-NA-	-NA-	---
9	Solid Waste management & Disposal	-NA-	-NA-	---
10	Water conservation, Rain water harvesting	-NA-	-NA-	---
11	Energy management	-NA-	-NA-	---
12	Fire protection and fire safety requirements	-NA-	-NA-	---
13	Electrical meter room, substation, receiving station	-NA-	-NA-	---
14	Others (Option to Add more)	-NA-	-NA-	---

Yours Faithfully



Signature & Name (AR.ATUL TIWARI) of
L.S/ Architect (License NO-CA/2015/70796)