

DESIGN EDGE ARCHITECTS

*ARCHITECTS * INTERIOR DESIGNERS * PLANNERS * LANDSCAPING

Block No.2, 1st Floor, Bajaj Wing, Mangalwari Commercial Complex, Sadar, Nagpur- 01

ANNEXURE A

FORM 1

(SEE REGULATION3)

ARCHITECT'S CERTIFICATE

Date: .01ST JAN 2024

To,

M/s NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD.
193 Nandanvan Main Road, Nagpur - 440009

Subject: Certificate of Percentage of Completion of Construction Work of **"NIRMAL TRINITY TOWERS" (T4, T5, T6 & T7 Tower)** of Project Registration No. _____, situated on Kh.No.19, Mouza-Harpur, C.T.S No.649/3, Sheet No-31, situated at Nirmal Nagri, Umred Road, Ward No.-20, Tahsil & District – Nagpur. demarcated by its boundaries Kh No. 18 to the WEST, 24.0 M wide D.P Road to the South, Existing 18.0 M wide D.P Road to the East, KH.No-20 to the North, admeasuring **33,700.00 SQ.MT.** area being developed by M/s NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD.

Sir,

I/We **AR. HARISH CHANDANI**, have undersigned assignment as Architect/Licensed Surveyor of certifying percentage of completion of construction work of **"NIRMAL TRINITY TOWERS"** of Project Registration No. _____, situated on Kh.No.19, Mouza-Harpur, C.T.S No.649/3, Sheet No-31, situated at Nirmal Nagri, Umred Road, Ward No.-20, Tahsil & District – Nagpur. demarcated by its boundaries Kh No. 18 to the WEST, 24.0 M wide D.P Road to the South, Existing 18.0 M wide D.P Road to the East, KH.No-20 to the North, admeasuring **33,700.00 SQ.MT.** area being developed by M/s NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD.

Based on-site inspection, with respect to the Layout / each of the Buildings/Wing of the aforesaid Real Estate Project. I certify that as on date of this certificate, the percentage of work done for each of 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

NIRMAL TRINITY TOWER T4

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As of till 1ST JAN 2024) (3)
1	Excavation	0%
2	1 Nos of Basement	0%
3	1 Nos of Podium	0%
4	Plinth	0%
5	1 Nos of Stilt Floor	0%
6	27 Nos of Slab of Super Structure	0%
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	0%
8	Sanitary Fitting with Flat & Premises	0%
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	0%
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	0%
11	Installation of lifts, water pumps, fire fighting fitting and equipment as per CFO NOC Electrical Fitting, Mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete the project as per specification in the agreement of Sale. Any other activities	0%



TABLE A

NIRMAL TRINITY TOWER T5 & T6

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As of till 1ST JAN 2024) (3)
1	Excavation	0%
2	1 Nos of Basement	0%
3	1 Nos of Podium	0%
4	Plinth	0%
5	1 Nos of Stilt Floor	0%
6	25 Nos of Slab of Super Structure	0%
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	0%
8	Sanitary Fitting with Flat & Premises	0%
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	0%
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	0%
11	Installation of lifts, water pumps, fire fighting fitting and equipment as per CFO NOC Electrical Fitting, Mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete the project as per specification in the agreement of Sale. Any other activities	0%

TABLE A

NIRMAL TRINITY TOWER T7

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As of till 1ST JAN 2024) (3)
1	Excavation	0%
2	1 Nos of Basement	0%
3	1 Nos of Podium	0%
4	Plinth	0%
5	1 Nos of Stilt Floor	0%
6	24 Nos of Slab of Super Structure	0%
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	0%
8	Sanitary Fitting with Flat & Premises	0%
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	0%
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	0%
11	Installation of lifts, water pumps, fire fighting fitting and equipment as per CFO NOC Electrical Fitting, Mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete the project as per specification in the agreement of Sale. Any other activities	0%

TABLE B
Common Area (Internal & External Development Works) in respect of the
Registered Phase / Project Number

Sr No. (1)	Common Area & Facilities (2)	Proposed Yes/No (3)	Percentage of Actual Work Done (As on till 1 ST JAN 2024) (4)	Details (5)
1	Internal Road & Foot path	YES	0%	
2	Water Supply	YES	0%	
3	Sewerage (Chamber Lines, Septic Tanks, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping and Tree Planting	YES	0%	
6	Street Lighting	NO	N.A	
7	Community Building	NO	N.A	
8	Treatment and Disposal of sewage and sullage water	YES	0%	
9	Solid waste management & disposal	NO	N.A	
10	Water Conservation/ Rain Water Harvesting	YES	0%	
11	Energy Management	YES	0%	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station	YES	0%	
14	Other (Option to Add More)	N.A	N.A	

Yours Faithfully,



ARCH. HARISH CHANDNANI
B.Arch., MIIM, M.COA, CA/99/25182
NIT/1126, NMC/511
NMRDA/389

AR. HARISH CHANDANI
DESIGN EDGE ARCHITECTS
(License No - CA/1999/25182)

Agree and Accepted



Name: M/s NIRMAL UJJWAL CREDIT
CO-OPERATIVE SOCIETY LTD (Promoter)

Date: 01/01/2024

DESIGN EDGE ARCHITECTS

* ARCHITECTS * INTERIOR DESIGNERS * PLANNERS * LANDSCAPING

Block No.2, 1st Floor, Bajaj Wing, Mangalwari Commercial Complex, Sadar, Nagpur- 01

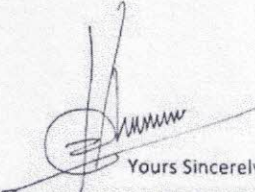
AREA STATEMENT

THE AREA STATEMENT FOR THE PROPOSED - COMMERCIAL CUM AFFORDABLE RESIDENTIAL GROUP HOUSING SCHEME FOR PHASE-I AND GROUP HOUSING SCHEME FOR PHASE-II ON KH. NO. - 19, MOUZA - HARPUR, CTS. NO- 649/1, SHEET NO.-31, SITUATED AT NIRMAL NAGRI, UMRED ROAD, WARD NO.-20, TAHSIL & DISTRICT – NAGPUR BELONGING TO M/S NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD., NAGPUR AS PER BUILDING PERMIT NO.- NMO/B/2023/APL/02091, DATED- 05/12/2023 IS AS FOLLOWS:

P LINE- B/UP AREA STATEMENT			
SR.NO.	FLOORS	B/UP AREA	B/UP AREA
		(IN SQ. MT.)	(IN SQ. FT.)
1	COMBINED- BASEMENT FLOOR	0.00	0.00
2	COMBINED- GROUND FLOOR	2449.44	26365.77
3	COMBINED- UPPER GROUND FLOOR	4241.74	45658.09
4	COMBINED- 1ST / PODIUM FLOOR	0.00	0.00
TOTAL AREA		6691.18	72023.86
TOWER 4			
B/UP AREA (2 ND TO 27 TH FLOOR)		12961.44	139516.94
TOWER 5			
B/UP AREA (2 ND TO 26 TH FLOOR)		12762.99	137380.82
TOWER 6			
B/UP AREA (2 ND TO 26 TH FLOOR)		12756.04	137306.01
TOWER 7			
B/UP AREA (2 ND TO 25 TH FLOOR)		10074.82	108445.36

CARPET AREA STATEMENT- RESIDENTIAL			
TOWER NAME	FLOORS	TOTAL CARPET AREA	TOTAL CARPET AREA
		(IN SQ. MT.)	(IN SQ. FT.)
TOWER 4	2 ND TO 27 TH FLOOR	8240.30	88698.59
TOWER 5	2 ND TO 26 TH FLOOR	8676.08	93389.32
TOWER 6	2 ND TO 26 TH FLOOR	8676.08	93389.32
TOWER 7	2 ND TO 25 TH FLOOR	6961.76	74936.38




Yours Sincerely,
ARCH. HARISH CHANDNANI
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NIT/1126, NMC/511
NMRDA/389
Arch. Harish Chandnani