

ANNEXEURE A
FORM 1
(SEE REGULATION3)
ARCHITECT'S CERTIFICATE
(FOR THE QUARTER ENDED 31st MARCH 2025
Project Name - LAXMI NARAYAN PARK
Project Registration No. P50500077320

Date: 29th August 2025

To,

Shri Manoj Laxmikant Itkelwar and Shri Raju Laxmikant Itkelwar
2nd Floor, NKY Tower, Wardha Road, Ajni Square, Nagpur - 440015.

Subject: Certificate of percentage of Completion of Construction Work of
“**LAXMI NARAYAN PARK**” of the Project Registration No.
P50500077320, situated on the Plot bearing C.N. No./CTS No./ Survey
no./Final Kh. No. 12/1A, PH. No. 18, demarcated by its boundaries
(latitude and longitude of the end points) Kh. No. 13-1-2-3 to the North,
Road to the South, Road to the East, Part of Kh. No. 12-1 to the West, of
village Pawangaon, Taluka – Kamptee, District – Nagpur, PIN –
440035, admeasuring 5014.19 sq. mts. area being developed by **Shri**
Manoj Laxmikant Itkelwar and Shri Raju Laxmikant Itkelwar.

Sir,

I/We Ar. C.D. Giripunje, have undersigned
assignment as Architect/Licensed Surveyor of certifying percentage of completion of
construction work of “**LAXMI NARAYAN PARK**” of the Project Registration No.
P50500077320, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Kh.
No. 12/1A, PH. No. 18, demarcated by its boundaries (latitude and longitude of the
end points) Kh. No. 13-1-2-3 to the North, Road to the South, Road to the East, Part of
Kh. No. 12-1 to the West, of village Pawangaon, Taluka – Kamptee, District –
Nagpur, PIN – 440035, admeasuring 5014.19 sq. mts. area being developed by **Shri**
Manoj Laxmikant Itkelwar and Shri Raju Laxmikant Itkelwar.

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 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
LAXMI NARAYAN PARK – WING A

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	<u>70</u> %
2	Basement (if any)	<u>0</u> %
3	Podium (if any)	<u>0</u> %
4	Plinth	<u>40</u> %
5	Stilt Floor	<u>30</u> %
6	Slab of Super Structure	<u>30</u> %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	<u>30</u> %
8	Sanitary Fitting with Flat & Premises	<u>20</u> %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	<u>0</u> %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	<u>0</u> %
11	Installation of lifts, water pumps, firefighting fitting and equipment's as per CFO NOC Electrical Fitting, Mechanical equipment's, 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 project as per specification in agreement of Sale. Any other activities	<u>0</u> %

TABLE A
LAXMI NARAYAN PARK – WING B

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	<u>70</u> %
2	Basement (if any)	<u>0</u> %
3	Podium (if any)	<u>0</u> %
4	Plinth	<u>40</u> %
5	Stilt Floor	<u>30</u> %
6	Slab of Super Structure	<u>30</u> %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	<u>30</u> %
8	Sanitary Fitting with Flat & Premises	<u>20</u> %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	<u>0</u> %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	<u>0</u> %
11	Installation of lifts, water pumps, firefighting fitting and equipment's as per CFO NOC Electrical Fitting, Mechanical equipment's, 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 project as per specification in agreement of Sale. Any other activities	<u>0</u> %

TABLE A
LAXMI NARAYAN PARK – WING C

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	<u>70</u> %
2	Basement (if any)	<u>0</u> %
3	Podium (if any)	<u>0</u> %
4	Plinth	<u>30</u> %
5	Stilt Floor	<u>30</u> %
6	Slab of Super Structure	<u>30</u> %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	<u>30</u> %
8	Sanitary Fitting with Flat & Premises	<u>20</u> %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	<u>0</u> %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	<u>0</u> %
11	Installation of lifts, water pumps, firefighting fitting and equipment's as per CFO NOC Electrical Fitting, Mechanical equipment's, 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 project as per specification in agreement of Sale. Any other activities	<u>0</u> %

TABLE A
LAXMI NARAYAN PARK – WING D

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	<u>70</u> %
2	Basement (if any)	<u>0</u> %
3	Podium (if any)	<u>0</u> %
4	Plinth	<u>40</u> %
5	Stilt Floor	<u>30</u> %
6	Slab of Super Structure	<u>30</u> %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	<u>30</u> %
8	Sanitary Fitting with Flat & Premises	<u>20</u> %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	<u>0</u> %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	<u>0</u> %
11	Installation of lifts, water pumps, firefighting fitting and equipment's as per CFO NOC Electrical Fitting, Mechanical equipment's, 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 project as per specification in agreement of Sale. Any other activities	<u>0</u> %

TABLE A
LAXMI NARAYAN PARK – WING E

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	<u>0</u> %
2	Basement (if any)	<u>0</u> %
3	Podium (if any)	<u>0</u> %
4	Plinth	<u>0</u> %
5	Stilt Floor	<u>0</u> %
6	Slab of Super Structure	<u>0</u> %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	<u>0</u> %
8	Sanitary Fitting with Flat & Premises	<u>0</u> %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	<u>0</u> %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	<u>0</u> %
11	Installation of lifts, water pumps, firefighting fitting and equipment's as per CFO NOC Electrical Fitting, Mechanical equipment's, 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 project as per specification in agreement of Sale. Any other activities	<u>0</u> %

TABLE B**Common Area (Internal & External Development Works) in respect of
LAXMI NARAYAN PARK– Project Registration No. P50500077320**

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

Yours Faithfully,

Signature & Name _____



OF L.S./ Architect

(License No. _____)

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.G. No.B-198

Agree and Accepted
Signature of Promoter



Shri Manoj Laxmikant Itkelwar Shri Raju Laxmikant Itkelwar

Date: 29th August 2025
Place: Nagpur