

CHANDRASHEKHAR. D. GIRIPUNJE

ARCHITECT/ENGINEER

Add.: Behind Batukbhai Jewellers,

West High Court Road, Nagpur – 440010

M.: +91- 9422103220 / E-mail: chandu1865@gmail.com

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)

Quarter Ended 30th June 2025

Date: 06-09-2025

To,

MANOJ LAXMIKANT ITKELWAR, RAJU LAXMIKANT ITKELWAR
NAGPUR, MAHARASHTRA, 440015

Subject : Certificate of percentage of Work of completion of construction work of **LAXMI NARAYAN PARK** having MahaRERA Registration Number **P50500077320** (Only Applicable after project Registration) being developed by **MANOJ LAXMIKANT ITKELWAR, RAJU LAXMIKANT ITKELWAR**

Sir,

I/We **CHANDRASHEKHAR GIRIPUNJE** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **LAXMI NARAYAN PARK** having MahaRERA Registration Number **P50500077320** (Only Applicable after project Registration, being developed by **MANOJ LAXMIKANT ITKELWAR, 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 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

Layout/Building/Wing Number: WING A/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	70.00
2	Basements (if any)	0.00
3	Podiums (if any)	0.00
4	Plinth,	40.00
5	Stilt Floor	30.00
6	Slabs of Super Structure	30.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	30.00
8	Sanitary Fitting within the Flat/Premises	20.00

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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 may be required to complete project as per specifications in agreement of Sale. Any other activities.	0.00

Layout/Building/Wing Number: WING B/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	80.00
2	Basements (if any)	0.00
3	Podiums (if any)	0.00
4	Plinth,	50.00
5	Stilt Floor	40.00
6	Slabs of Super Structure	40.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	40.00
8	Sanitary Fitting within the Flat/Premises	30.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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 may be required to complete project as per specifications in agreement of Sale. Any other activities.	0.00

Layout/Building/Wing Number: WING C/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	70.00
2	Basements (if any)	0.00
3	Podiums (if any)	0.00
4	Plinth,	40.00
5	Stilt Floor	30.00
6	Slabs of Super Structure	30.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	30.00
8	Sanitary Fitting within the Flat/Premises	20.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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 may be required to complete project as per specifications in agreement of Sale. Any other activities.	0.00

Layout/Building/Wing Number: WING D/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
1	Excavation	80.00
2	Basements (if any)	0.00
3	Podiums (if any)	0.00
4	Plinth,	50.00
5	Stilt Floor	40.00
6	Slabs of Super Structure	40.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	40.00
8	Sanitary Fitting within the Flat/Premises	30.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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 may be required to complete project as per specifications in agreement of Sale. Any other activities.	0.00

Layout/Building/Wing Number: WING E/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	0.00
2	Basements (if any)	0.00
3	Podiums (if any)	0.00
4	Plinth,	0.00
5	Stilt Floor	0.00
6	Slabs of Super Structure	0.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	0.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing	0.00
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 may be required to complete project as per specifications in agreement of Sale. Any other activities.	0.00

Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	0.00	AS PER SANCTIONED PLAN
2	Water Supply	Yes	0.00	AS PER SANCTIONED PLAN
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	0.00	AS PER SANCTIONED PLAN
4	Storm Water Drains	Yes	0.00	AS PER SANCTIONED PLAN
5	Landscaping & Tree Planting	Yes	0.00	AS PER SANCTIONED PLAN
6	Street Lighting	Yes	0.00	AS PER SANCTIONED PLAN
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	0.00	AS PER SANCTIONED PLAN
11	Energy management	No	0.00	NA
12	Fire protection and fire safety requirements	No	0.00	NA
13	Electrical meter room, sub-station, receiving station	Yes	0.00	AS PER SANCTIONED PLAN
14	Aggregate area of recreational Open Space	Yes	0.00	AS PER SANCTIONED PLAN
15	Open Parking	Yes	0.00	AS PER SANCTIONED PLAN

Yours Faithfully

CHANDRASHEKHAR GIRIPUNJE

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(License No: C.A./2001/27832)

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

Date of Certificate:

Agreed and accepted by:

Signature of Promoter

Name: MANOJ LAXMIKANT ITKELWAR, RAJU LAXMIKANT ITKELWAR

Date: 06-09-2025