E-4, Akshay Height II, Sai Nagar,
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M. R. SHELOTE & ASSOCIATES
ARCHITECTURAL CONSULTANT & STRUCTURAL DESIGNERS

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: 12|09|2024

To,
MODERN ARCH DEVELOPERS
NAGPUR, MAHARASHTRA, 440032

Subject : Certificate of percentage of Work of completion of construction work of **Modern Height** having MahaRERA Registration Number (Only Applicable after project Registartion) being developed by **MODERN ARCH DEVELOPERS**

Sir,
I/We **MR SHELOTE & ASSOCIATES** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **Modern Height** having MahaRERA Registration Number (Only Applicable after project Registration, being developed by **MODERN ARCH DEVELOPERS**)

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: Modern Height/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth,	97.00
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

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

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

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

Yours Faithfully

M. R. SHELOTE
ARCHITECTURAL CONSULTANT
& STRUCTURAL DESIGNER
L. S. No. NIT-486, NMRDA-389
NMC-NMO/R/2021/APL/01349
STATE-STATE/R/2022/APL/04132

MR SHELOTE & ASSOCIATES
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(License No: STATE/R/2022/APL/04132)

Date of Certificate: 12/09/2024
Agreed and accepted by:

MODERN ARCH DEVELOPERS
PARTNER

Signature of Promoter
Name: Modern Arch Developers
Date: 12/09/2024