E-4, Akshay Height II, Sai Nagar,
Omkar Nagar Square,
Manewada Ring Road, Nagpur - 27
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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 tier withdrawal of Money from Designated Account)

Date 07/01/2025

To,
MODERN ARCH DEVELOPERS
NAGPUR, MAHARASHTRA, 440032

Subject: Certificate of Percentage of Completion of Construction Work of **MODERN HEIGHT** having MahaRERA Registration Number **P50500078367** being developed by **MODERN ARCH DEVELOPERS**

Sir,

I/ We **M R SHELOTE &ASSOCIATES** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **MODERN HEIGHT** having MahaRERA Registration Number **P50500078367** 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**

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	100.00
2	Basements (if any)	-
3	Podiums (if any)	-
4	Plinth	100.00
5	Stilt Floor	-
6	Slabs of Super Structure- 2 Nos of slab	24.00
7	Internal walls, Internal Plaster, Floorings, Doors and windows	0.00

	within Flats/Premises	
8	Sanitary Fittings 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 BuildingiWing,	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 the Registered Phase / Project Number

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes /No) ( )	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (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 & Disposal	No		
10.	Water conservation /Rain water harvesting	No		
11.	Energy management	No		
12.	Fire protection and lire safety requirements	Yes	0.00	Proposed
13.	Electrical meter room, sub-station, receiving station	Yes	0.00	Proposed
14.	Others (Option to Add more).	No		
15.	Open Parking	Yes	0.00	Proposed

Yours Faithfully,

M. R. SHELOTE
ARCHITECTURAL CONSULTANT
& STRUCTURAL DESIGNER
L. S. No. NIT-486, NMRDA-389
NMC-NMO/R/2021/APL/ 49
STATE-STATE/R/2022/APL 32

M R SHELOTE & ASSOCIATES
Signature & Name (IN BLOCK LETTERS)
(License no. STATE/R/2022/APL/04132)

MODERN ARCH DEVELOPERS

Agreed and Accepted by:

PARTNER

Signature of Promoter Name: MODERN ARCH DEVELOPERS
Date: