ARCHITECTURE | VASTU | INTERIOR

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: 10/07/26

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 **P50500078367** (Only Applicable after project Registartion) being developed by **MODERN ARCH DEVELOPERS**

Sir,

I/We **SVK ASSOCIATES** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **Modern Height** having MahaRERA Registration Number **P50500078367** (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)	0.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	0.00
6	Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100.00
8	Sanitary Fitting within the Flat/Premises	0.00

ADDRESS: 'SAI KRUPA', NR. NATRAJ TOWER, MUNSHI MANDIR, MAHAL, NAGPUR

CONTACT NO. :- 8928896035

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	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	70.00

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	No	0.00	NA
2	Water Supply	Yes	80.00	under construction
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	80.00	under construction
4	Storm Water Drains	No	0.00	NA
5	Landscaping & Tree Planting	No	0.00	NA
6	Street Lighting	No	0.00	NA
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	No	0.00	NA
11	Energy management	No	0.00	NA
12	Fire protection and fire safety requirements	Yes	90.00	under construction
13	Electrical meter room, sub-station, receiving station	Yes	100.00	under construction
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	Yes	50.00	under construction

Yours Faithfully

SVK ASSOCIATES
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(License No: CA/2023/165395)

AR. SUYOG V. KHAROTE
COA : CA/2023/165395
L. NO. STATE/R/2024/APL/14072

Date of Certificate:10/07/26
Agreed and accepted by:

MODERN ARCH DEVELOPERS
PARTNER

Signature of Promoter
Name: Modern Arch Developers
Date: 10/07/26