

**PAWAN RAVIPRASAD GUPTA**

CONSULTING CIVIL ENGINEER  
PLANNERS, BUILDERS AND DEVELOPERS  
LIC. NO. N.I.T. 1969, N.M.C. 380 N.M.R.D.A.-39

OFF. :- SHOP NO.115 SECOND FLOOR SHRI SHYAM TOWER SADAR, NAGPUR-440001. M- 99234329

**FORM 1**  
**[see Regulation 3]**  
**ARCHITECT'S CERTIFICATE**

To,

Date: 03/02/2025

**PPJ PROPERTIES PRIVATE LIMITED**

Prince castle, Plot No. 105, 1st & 2nd Floor,  
Gajanan Nagar, Opp. Madhav Netralay,  
Wardha Raod, Nagpur- 440015.

**Subject:** Certificate of Percentage of Completion of Construction Work of **MAULI TOWN-30** Situated at Mouza-Mohgaon, Survey No.30, Ph No.74/A, Taluka-Nagpur (Gramin), Dist-Nagpur, for the period having Maha RERA Registration Number \_\_\_\_\_ (Only Applicable after project registration) being developed by **PPJ PROPERTIES PRIVATE LIMITED**.

Sir,

I/ We **Mr. PAWAN GUPTA**, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **MAULI TOWN-30** Situated at Mouza-Mohgaon, Survey No.30, Ph No.74/A, Taluka-Nagpur (Gramin), Dist-Nagpur, having Maha RERA Registration Number \_\_\_\_\_ (Only Applicable after project registration) being developed by **PPJ PROPERTIES PRIVATE LIMITED**.

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 the 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.

  
**Pawan Raviprasad Gupta**  
B.E.(CIVIL)  
PLANNERS, BUILDERS AND DEVELOPERS  
Lic. No.N.I.T.1969, N.M.R.D.A. 39, N.M.C. 380  
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**TABLE - A**  
**MAULI TOWN-30**

| <b>Sr. No</b> | <b>Tasks /Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Percentage of work done</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>1</b>      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>NA</b>                      |
| <b>2</b>      | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>NA</b>                      |
| <b>3</b>      | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>NA</b>                      |
| <b>4</b>      | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>NA</b>                      |
| <b>5</b>      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>NA</b>                      |
| <b>6</b>      | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                | <b>NA</b>                      |
| <b>7</b>      | Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                                     | <b>NA</b>                      |
| <b>8</b>      | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                              | <b>NA</b>                      |
| <b>9</b>      | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | <b>NA</b>                      |
| <b>10</b>     | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                       | <b>NA</b>                      |
| <b>11</b>     | 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. | <b>NA</b>                      |

  
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**TABLE-B**  
**Common Areas (Internal & External Development Works) in Respect of the**  
**entire Registered Phase / Project Number**

| Sr.No | Common areas and Facilities, Amenities             | Proposed (Yes/No) | Percentage of Actual Work done (As on date of the certificate) | Details                       |
|-------|----------------------------------------------------|-------------------|----------------------------------------------------------------|-------------------------------|
| 1     | Internal Roads & Footpaths                         | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 2.    | Water Supply                                       | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 3.    | Sewerage (chamber, lines, Septic Tank , STP)       | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 4.    | Storm Water Drains                                 | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 5.    | Landscaping & Tree Planting                        | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 6.    | Street Lighting                                    | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 7.    | Community Buildings                                | No                | 0                                                              | NA                            |
| 8.    | Treatment and disposal of sewage and sullage water | Yes               | 0%                                                             | AS PER SANCTIONED LAYOUT PLAN |
| 9.    | Solid Waste management & Disposal                  | No                | 0                                                              | NA                            |

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|     |                                                       |     |    |                               |
|-----|-------------------------------------------------------|-----|----|-------------------------------|
| 10. | Water conservation/ Rain water harvesting             | Yes | 0% | AS PER SANCTIONED LAYOUT PLAN |
| 11. | Energy management                                     | No  | 0  | NA                            |
| 12. | Fire protection and fire safety Requirement           | No  | 0  | NA                            |
| 13. | Electrical meter room, sub-station, receiving station | Yes | 0% | AS PER SANCTIONED LAYOUT PLAN |
| 14. | Aggregate area of recreational Open Space             | Yes | 0% | AS PER SANCTIONED LAYOUT PLAN |
| 15. | Open Parking                                          | No  | 0  | NA                            |

Yours Faithfully

  
**Pawan Raviprasad Gupta**  
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**Mr. PAWAN GUPTA**

Name of Architect & Signature



Agreed and Accepted by:

**SHRI. PRATIK RAJESH SARAOGI**

**Director/ Authorized Signatory**

**PPJ PROPERTIES PRIVATE LIMITED**

**Date :- 03/02/2025**