

RAJESH A. SAWARKAR

B. Architecture, M.C.A., M. Tech. (Urban Planning), Associate Member RPI
Flat no. 401, Plot No. 117, Gurudatta Residency, Telecom colony, Pratap Nagar, Nagpur 22.
M +91 9503904485 E-mail: ar.rajesh605@gmail.com

ARCHITECT, INTERIOR DESIGNER & URBAN PLANNER

Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project & for Withdrawal of Money from Designated Account)

Date: 25/2/2025

To,
JK BUILDER AND DEVELOPER, BALLARPUR.

Subject: Certificate of Percentage of Completion of **cumulative** Construction Work of **all three building** of "NIKHIL PLANET" having MAHARERA Registration Number P50900022124 being developed by JK BUILDER AND DEVELOPER, BALLARPUR UPTO 31/12/2024.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of "NIKHIL PLANET" having MAHARERA Registration Number P50900022124 being Developed by JK BUILDER AND DEVELOPER.

Based on the Site Inspection, with respect to the Layout / each 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 MAHARERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Building – NIKHIL PLANET

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100
5.	Stilt Floor	95
6.	Slab of Super Structure	82.50
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	80
8.	Sanitary Fittings within Flats / Premises	80
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	80
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	80

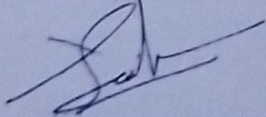
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	00
-----	---	----

TABLE-B

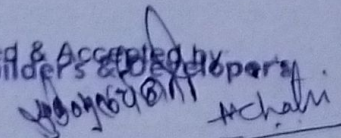
Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NA		BOREWELL SEPTIC TANK
2.	Water Supply	YES	80	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	80	
4.	Storm Water Drains	NA		
5.	Landscaping & Tree Planting	NA		
6.	Street Lighting	NA		
7.	Community Buildings	NA		
8.	Treatment & Disposal of Sewage and Sullage Water	NA		
9.	Solid Waste Management & Disposal	NA		
10.	Water Conservation / Rain Water Harvesting	YES	55	RAIN WATER HARVESTING
11.	Energy Management	NA		
12.	Fire Protection & Fire Safety requirements	NA		
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	80	
14.	Others (Option to Add more)			

Yours faithfully,



RAJESH SAWARKAR
Architect & Urban Planner
CA/2009/46815
AITP 2017-026

Agreed & Accepted by
Builder's & Developers


Signature of Promoter
Name: SUNIL KEVALAM MULCHANDANI
Date: 25/2/2025