

**YOGESH ZAVAR**

B.Arch., M.C.A., A.I.I. A

Reg.No. CA/98/23394



Architects

Interior designers

Landscape designers

## CONCEPTS

Office no 501, 5th floor, ABC East, Near Prozone Mall, Chikalthana MIDC, Chh. Sambhajinagar. M. No. 9325678748

### 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: 14-01-2025

To,  
NABHRAJ BUILDERS AND DEVELOPERS PVT LTD,  
735, NABHRAJ NANDANVAN,  
OPPOSITE AIRPORT, NEAR ENDOWORLD HOSPITAL,  
CHHATRAPATI SAMBHAJINAGAR (OLD AURANGABAD)

Subject: Certificate of Percentage of Completion of Construction Work of NABHRAJ RYAN BUSINESS HUB having MahaRERA Registration Number P51500052587 being developed by NABHRAJ BUILDERS AND DEVELOPERS PVT LTD (For Oct to Dec 2024 Quarter)

Sir,

I / We M/s. YZ CONCEPTS have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of NABHRAJ RYAN BUSINESS HUB having MahaRERA Registration Number P51500051228 being developed by NABHRAJ CONSTRUCTION.

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**  
**NABHRAJ RYAN BUSINESS HUB**

| S. No. | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                                          | Percentage of Actual Work Done<br>(As on date of the Certificate) |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| (1)    | (2)                                                                                                                                                                                                                                                                                                                                                                                                                                       | (3)                                                               |
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                                                              |
| 2.     | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | 100%                                                              |
| 3.     | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                          | -----                                                             |
| 4.     | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                                                              |
| 5.     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                               | 100%                                                              |
| 6.     | Slab of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                   | 30%                                                               |
| 7.     | Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises                                                                                                                                                                                                                                                                                                                                                       | -----                                                             |
| 8.     | Sanitary Fittings within Flats / Premises                                                                                                                                                                                                                                                                                                                                                                                                 | -----                                                             |
| 9.     | Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                                 | -----                                                             |
| 10.    | External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing                                                                                                                                                                                                                                                                                                                        | -----                                                             |
| 11.    | Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, 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 | -----                                                             |

**TABLE-B**  
**Common Areas (Internal & External Development Works)**  
**in respect of NABHRAJ RYAN BUSINESS HUB**

| S. No. | Common Areas & Facilities                   | Proposed<br>(Yes / NO) | Percentage of actual Work Done<br>(As on date of Certificate) | Details                             |
|--------|---------------------------------------------|------------------------|---------------------------------------------------------------|-------------------------------------|
| (1)    | (2)                                         | (3)                    | (4)                                                           | (5)                                 |
| 1.     | Internal Roads & Footpaths                  | NO                     | -----                                                         | N.A.                                |
| 2.     | Water Supply                                | YES                    | 50%                                                           | From Corporation Line               |
| 3.     | Sewerage (Chamber, Lines, Septic Tank, STP) | YES                    | 0%                                                            | Drainage Line Till Corporation Line |
| 4.     | Storm Water Drains                          | NO                     | -----                                                         | N.A.                                |
| 5.     | Landscaping & Tree Planting                 | NO                     | -----                                                         | N.A.                                |
| 6.     | Street Lighting                             | NO                     | -----                                                         | N.A.                                |

|     |                                                       |     |       |                                    |
|-----|-------------------------------------------------------|-----|-------|------------------------------------|
| 7.  | Community Buildings                                   | NO  | ----- | N.A.                               |
| 8.  | Treatment & Disposal of Sewage and Sullage Water      | NO  | ----- | N.A.                               |
| 9.  | Solid Waste Management & Disposal                     | NO  | ----- | N.A.                               |
| 10. | Water Conservation / Rain Water Harvesting            | YES | 0%    | Rain Water Harvesting As Per Norms |
| 11. | Energy Management                                     | NO  | ----- | N.A.                               |
| 12. | Fire Protection & Fire Safety requirements            | YES | 0%    | As Per Norms                       |
| 13. | Electrical Meter Room, Sub-Station, Receiving Station | NO  | ----- | N.A.                               |
| 14. | Others (Option to Add more)                           | NO  | ----- | N.A.                               |

Yours faithfully,

For YZ CONCEPTS

*Yogesh Zavar*



AR. YOGESH ZAVAR

Signature & Name

License Number

Agreed & Accepted by:

*R.K.*



Signature of Promoter

Name: *Nabhraj Builders And Developers Pvt Ltd*