

FORM 1

ARCHITECT'S CERTIFICATE

Date: 31/12/2023

To,
The Nirmiti Buildtech,
S.No. 108/B, Nashik Shiwar,
Nashik.

Subject: Certificate of Percentage of Completion of Construction Work of Residential Phase Building of the Phase I of the Project "**TOWN SQUARE – RESIDENTIAL**" (MahaRERA Registration Number P51600012559) situated on the Plot bearing CTS No. 6138/ Survey No. 108/B, demarcated by its boundaries Sampat Dhotre's Plot to the North, 12 mtr wide road to the South, S.No. 108 remaining part to the East, 30mtr Peth Road to the West of Division Nashik, Village Nashik, District Nashik, Pin – 422003 admeasuring 3637.10 sq.mts area being developed by Land Owner Vinod Chhajed & Others being developed by Nirmiti Buidtech.

Sir,

I **Sagar Kabre** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the the Project "**TOWN SQUARE – RESIDENTIAL**" (MahaRERA Registration Number P51600012559) situated on the Plot bearing CTS No. 6138/ Survey No. 108/B, demarcated by its boundaries Sampat Dhotre's Plot to the North, 12 mtr wide road to the South, S.No. 108 remaining part to the East, 30mtr Peth Road to the West of Division Nashik, Village Nashik, District Nashik, Pin – 422003 admeasuring 3637.10 sq.mts area being developed by Land Owner Vinod Chhajed & Others being developed by Nirmiti Buidtech.

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) Shri. **Sagar Kabre**, as Architect;
- (ii) Shri. **Milind Rathi** as Structural Consultant
- (iii) Shri **Bhuvan Sarda** as Engineer

Based on Site Inspection, with respect to 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 as registered vide number P51600012559 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
Building Part_A (A Wing Flat no- 6/7/8/9/12/13/14/15/18/19/20/21/23/24/25/26/27/28/29/30)
(B Wing Flat No. 9/10/15/16/21/22/26/27/28/29) March 2023

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1.	Excavation	NA
2.	0 number of Basement(s) and Plinth	100%
3.	1 number of Podiums	100%
4.	Stilt Floor	NA
5.	Five number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	85%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing.	100%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation / Completion Certificate.	45%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths.	No	NA	Na
2.	Water Supply	Yes	70%	
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	100%	Chamber Lines & Septic Tanks
4.	Storm Water Drains	Yes	65%	
5.	Landscaping & Tree Planting.	No	NA	
6.	Street Lighting	No	NA	
7.	Community Buildings	No	NA	
8.	Treatment and disposal of sewage and sullage water.	No	NA	
9.	Solid Waste management & Disposal.	No	NA	
10.	Water conservation, Rain water harvesting.	Yes	100%	Rain water harvesting
11.	Energy management	No	NA	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station.	No	NA	
14.	Others (Option to Add more).			

TABLE-A
Building Part_B (A Wing Flat No. 1/2/3/4/5/10/11/16/17/22)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	1 number of Podiums	100%
4.	Stilt Floor	NA
5.	6 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	90%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing.	85%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation / Completion Certificate.	0%

TABLE-A
Building Part_C (B Wing Flat No. 1/2/5/6/11/12/17/18/23/24)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	1 number of Podiums	100%
4.	Stilt Floor	NA
5.	6 number of Slabs of Super Structure	75%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	40%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	40%
9.	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing.	40%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation / Completion Certificate.	0%

TABLE-A
Building Part_D (B Wing Flat No. 3/4/7/8/13/14/19/20/25)

Sr. No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	0 number of Basement(s) and Plinth	100%
3.	1 number of Podiums	100%
4.	Stilt Floor	NA
5.	6 number of Slabs of Super Structure	50%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	5%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	5%
9.	The external plumbing and external plaster, Elevation, completion of terraces with Water proofing of the Building/Wing.	0%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 obtain Occupation / Completion Certificate.	0%

Yours Faithfully,



KABRE CONSULTANTS

Architects Interior Designers
S 5/6, Sahyadri House,
MICO Circle, Trimbak Road, Nashik-2.
Ph.:0253-2319077

Ar. Sagar Kabre.
Partner Kabre Consultants
Architect (License No. CA/2000/25830)