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:04/07/2024

To,
NIRAJ REALTY
AMRAVATI, MAHARASHTRA, 444604

Subject: Certificate of percentage of Work of completion of construction work of **MORPANKH AVENUE** having MahaRERA Registration Number **P50300052868** (Only Applicable after project Registration) being developed by **NIRAJ REALTY**

Sir,

I/We **ANISHA ISANE** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **MORPANKH AVENUE** having MahaRERA Registration Number **P50300052868** (Only Applicable after project Registration, being developed by **NIRAJ REALTY)**

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: MORPANKH AVENUE/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100%
2	Basements (if any)	100%
3	Podiums (if any)	0.00
4	Plinth,	100%
5	Stilt Floor	0.00
6	Slabs of Super Structure	45%
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	30%
8	Sanitary Fitting within the Flat/Premises	0.00

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	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
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.	0.00

Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Proposed (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	0.00	TUBE WELL
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0.00	SEPTIC TANK
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 /Rainwater harvesting	Yes	0.00	Rain Water Harvesting Pit
11	Energy management	No	0.00	NA
12	Fire protection and fire safety requirements	Yes	0.00	CONSTRUCTION YET TO COMMENCE
13	Electrical meter room, sub-station, receiving station	Yes	0.00	CONSTRUCTION YET TO COMMENCE
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	No	0.00	NA
16		No		

Yours Faithfully

ANISHA R. ISANE Reg. No. CA/2019/106634 ARCHITECT

ANISHA ISANE

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No: 106634)

Date of Certificate:

Agreed and accepted by:

Signature of Promoter

Name: NIRAJ REALTY

Date: 04/07/24.