Annexure A

Form 1
[see Regulation 3]

ARCHITECT CERTIFICATE

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

For the Quarter January to March 2025

Date: 27/04/2025

To,
M/S Kolhe Ventures
Pramod Wamanrao Kolhe
190, behind Nivrutthi Nath Mandir, Om Nagar,
Nagpur, 440009.

Subject: Certificate of Percentage of Completion of Construction Work of the Residential Layout Project **"Vidya Nagri"**, having MahaRERA Project Registration No. **P50400052189** situated on the plot bearing Survey no. 599/1, in Mouza - Kelzar, Tehsil - Seloo, District – Wardha, 442104, being developed by **M/S Kolhe Ventures.**

Sir,

I **NIKHIL D. POHANE** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Residential Layout Project, **"Vidya Nagri"**, having MahaRERA Project Registration No. **P50400052189** situated on the plot bearing Survey no. 599/1, in Mouza - Kelzar, Tehsil - Seloo, District – Wardha, 442104, being developed by
M/S Kolhe Ventures.

Based on Site Inspection, with respect to layout of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage Work done for layout 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 (to be prepared separately for each Layout/Building/Wing of the project).

Sr. no.	Task/Activity	Percentage of the work done
1.	Excavation	Not Applicable
2.	Plinth	Not Applicable
3.	Podiums	Not Applicable
4.	Stilt Floor	Not Applicable
5.	Slabs of Super structure	Not Applicable
6.	Internal walls, Internal Plaster, Floorings within Flats, Doors and windows to each of the flat	Not Applicable
7.	Sanitary Fittings within the flat Electrical fittings within the flat	Not Applicable
8.	Staircase, lifts well and Lobbies at each floor level connecting staircases and lifts, overhead and underground water tank	Not Applicable
9.	The External plumbing and external Plaster elevation, Completion of terraces with waterproofing of building	Not Applicable
10.	Installation of lifts, water pumps, firefighting 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 lobbies, Plinth protection, paving of areas appurtenant to building, Compound wall and all other requirement as may be required to obtain occupation/ Completion Certificate	Not Applicable

Note: Table - A is **not applicable** to this project as it is a project of plotted development (layout of plots) and not construction of building.

TABLE-B

Common Area (Internal & External Development Works) in Respect of the entire Registered Phase/Project Phase

Sr. no.	Common Area & Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	Yes	85%	-
2.	Water Supply	Yes	32%	-
3	Sewerage (Chambers, lines, Septic Tank, STP)	No	-	
4.	Storm Water Drains	Yes	90%	-
5.	Landscaping & tree Planting	Yes	80%	-
6.	Street Lighting	Yes	80%	-
7.	Community Buildings	No	-	
8.	Treatment & disposal of sewage & sullage water	No	-	
9.	Solid waste management & disposal	No	-	
10.	Water, Conservation, Rain water harvesting	No	-	
11.	Energy management	No	-	
12.	Fire protection & safety requirements	No	-	
13.	Electrical mater room, sub-station receiving station	Yes	15%	-
14.	Others (option to add more)	No	-	

Architect
NIKHIL D. POHANE
CA / 2011 / 51505
N.I.T. LS. No.: 2436
N.M.C. IR: 435
Mob. 9028043528

NIKHIL D. POHANE

KOLHE VENTURES
Proprietor

M/S Kolhe Ventures