

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: 11th July 2023

To

The **M/S. SKY DEVELOPERS AND PROMOTERS INDIA PVT. LTD.**

MYTRI WILLOWS, SIR BEZONJI MEHTA ROAD,
SUKKARWADRI TALAO ROAD, EMPRESS MALL,
Nagpur- 440018

Subject: Certificate of Percentage of Completion of Construction Work of the Project "KASTURI HEIGHT", having MahaRERA Registration Number P50500004982 being developed by M/S. SKY DEVELOPERS AND PROMOTERS INDIA PVT. LTD.

Sir,

I **Alok Lunia** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Project "KASTURI HEIGHT" having MahaRERA Registration Number P50500004982 being developed by M/S. SKY DEVELOPERS AND PROMOTERS INDIA PVT. LTD.

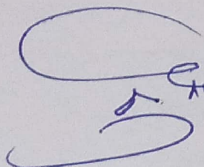
Based on Site Inspection, with respect to Layout/each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

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Table A

WING-A

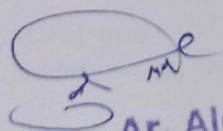
Sr. No	Tasks /Activity	Percentage of work done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100%
2	Basements	NA
3	Podiums	NA
4	Plinth	50%
5	Stilt (if any)	0%
6	Slab of Super Structure 1 st Floor to 9 th Habitable Floor	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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%


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WING-B

Sr. No	Tasks /Activity	Percentage of work done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100%
2	Basements	NA
3	Podiums	NA
4	Plinth	100%
5	Stilt (if any)	100%
6	Slab of Super Structure 1 st Floor to 9 th Habitable Floor	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	100%
8	Sanitary Fittings within the Flat/Premises	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
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	100%



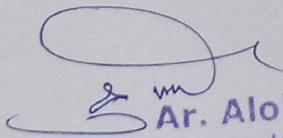
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TABLE-B
Common Areas (Internal & External Development Works) in respect of the entire Registered Phase/Project Number

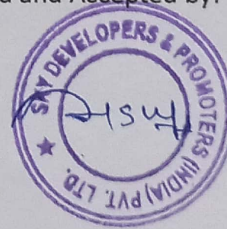
Sr.No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Work done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	Yes	100%	
2.	Water Supply	Yes	50%	
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	50%	
4.	Storm Water Drains	Yes	80%	
5.	Landscaping & Tree Planting	Yes	100%	
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water	No	0%	
9.	Solid Waste management & Disposal	No	0%	
10.	Water conservation, Rain water harvesting	No	0%	
11.	Energy management	No	0%	
12.	Fire protection and fire safety requirements	Yes	50%	
13.	Electrical meter room, sub-station, receiving station	Yes	80%	

Yours Faithfully,


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Agreed and Accepted by:



Mr. Khuzaima Qutbuddin Maimoon
Mr. Saifuddin Fida Ali Dama
Mr. Yousuf Hasanali Behrainwala
(Director)

M/s. SKY DEVELOPERS AND
PROMOTERS INDIA PVT. LTD.
Date: 11th July 2023