# FORM 1

## ARCHITECT'S CERTIFICATE

Date: **31.12.2024**

To,
**Goel Ganga Infrastructure and Real Estate Pvt. Ltd.**
**3rd floor San Mahu Complex, Opp. Poona Club,**
**5 Bund Garden Road, Camp,**
**Pune - 411001**

Subject:**Certificate of Percentage of Completion of Construction Work of"WTC Nagpur" Project - WTC Nagpur Ground Floor and First Floor, Building – GS GROUND FLOOR WING A,B AND C,GS FIRST FLOOR WING A,B AND C, MAHARERA registration No** –P50500011388, **Situated at** CTS Nos. 3118, 3120, 3121 and 3124, BUTY MAHAL, Khasra Nos. 315 P and 320 Ward No.3, Sitabuldi Nagpur **being developed by Goel Ganga Infrastructure and Real Estate Pvt. Ltd**

**Sir,**
We **M/ S Ashok Mokha Architects** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the**"WTC Nagpur "**
**Project - WTC Nagpur Ground Floor and First Floor, Building – Ground Floor and First Floor, Situated at** CTS Nos. 3118, 3120, 3121 and 3124, BUTY MAHAL, Khasra Nos. 315 P and 320 Ward No., Sitabuldi Nagpur**being developed by Goel Ganga Infrastructure and Real Estate Pvt. Ltd**

Based on Site Inspection, with respect to each of the Building 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 of the Real Estate Project as registered 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**

**Project - WTC Nagpur Ground Floor and First Floor**

**Building – GS- GROUND FLOOR WING A,B AND C**

| Sr. No | Tasks /Activity | Percentage of work done as on 31.12.2024 |
|---|---|---|
| 1 | Excavation | 0% |
| 2 | 1 NO Number of Basement(s)- and Plinth -1 no | 0% |
| 3 | Number of Podiums Nil | 0 % |
| 4 | Stilt Floor Nil | 0 % |
| 5 | Number of Slabs of Super Structure 7 no | 100 % |
| 6 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 73.11 % |
| 7 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 74.40 % |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircase and lift over head and Under Ground water Tank | 100% (considering RCC) |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, | 51.98 % |
| 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, entrance lobby/s, plinth protection, Paving of area appurtenant to building/ wing compound wall and other requirement as may be required to obtain occupation certificate / completion certificate | 32.08% |

## TABLE A

**Project - WTC Nagpur Ground Floor and First Floor**

**Building –GS-FIRST FLOOR WING A,B AND C**

| Sr. No. | Tasks /Activity | Percentage of work done as on 31.12.2024 |
|---|---|---|
| 1 | Excavation | 0.00 % |
| 2 | Number of Basement(s)- Nil | 0.00 % |
| 3 | Plinth -Nil | 0.00% |
| 4 | Number of Podiums Nil | 0.00 % |
| 5 | Stilt Floor Nil | 0.00 % |
| 6 | Number of Slabs of Super Structure 7 no | 100 % |
| 7 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 74.02 % |
| 8 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | 74.40 % |
| 9 | Staircases, Lifts Wells and Lobbies at each Floor level connecting staircase and lift over head and Under Ground water Tank | 100 % |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, | 63.81 % |
| 11 | 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, entrance lobby/s, plinth protection, Paving of area appurtenant to building/ wing compound wall and other requirement as may be required to obtain occupation certificate / completion certificate | 32.08 % |

**Note - Table B: - Detailed list of Amenities & facilities is annexed in Agreement Second Schedule.**

## TABLE B

**Internal & External Development Works in Respect of the entire Registered Phase**
**GS: GF**

| | AMENITIES LIST AS PER RERA | YES/NO | PERCENTAGE as on 31.12.2024 | Details |
|---|---|---|---|---|
| 1 | Internal Roads & Footpaths | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 2 | Water Supply | YES | 50 | Proposed in Phases & in Proportion to all buildings |
| 3 | Sewerage (Chamber, Lines, Septic Tank , STP) | YES | 50 | Proposed in Phases & in Proportion to all buildings |
| 4 | Storm Water Drains | YES | 50 | Proposed in Phases & in Proportion to all buildings |
| 5 | Landscaping & Tree Planting | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 6 | Street Lighting | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 7 | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0 | Meters in Phases & in Proportion to each buildings |
| 8 | Aggregate area of recreational Open Space | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 9 | Open Parking | YES | 0 | |
| 10 | Community Buildings | YES | 0 | |
| 11 | Treatment And Disposal Of Sewage And Sullage Water | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 12 | Solid Waste Management And Disposal | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 13 | Water Conservation, Rain water Harvesting | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 14 | Energy management | YES | 0 | Solar PV proposed with building Glocal Square 9th |
| 15 | Fire Protection And Fire Safety Requirements | YES | 100 | Proposed in Phases & in Proportion to all buildings |

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**Internal & External Development Works in Respect of the entire Registered Phase**
**GS: 1st floor**

| | AMENITIES LIST AS PER RERA | YES/NO | PERCENTAGE as on 31.12.2024 | Details |
|---|---|---|---|---|
| | | | | |
| 1 | Internal Roads & Footpaths | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 2 | Water Supply | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 3 | Sewerage (Chamber, Lines, Septic Tank , STP) | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 4 | Storm Water Drains | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 5 | Landscaping & Tree Planting | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 6 | Street Lighting | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 7 | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0 | Meters in Phases & in Proportion to each buildings |
| 8 | Aggregate area of recreational Open Space | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 9 | Open Parking | YES | 0 | |
| 10 | Community Buildings | YES | 0 | |
| 11 | Treatment And Disposal Of Sewage And Sullage Water | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 12 | Solid Waste Management And Disposal | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 13 | Water Conservation, Rain water Harvesting | YES | 0 | Proposed in Phases & in Proportion to all buildings |
| 14 | Energy management | YES | 0 | Solar PV proposed with building Glocal Square 9th |
| 15 | Fire Protection And Fire Safety Requirements | YES | 0 | Proposed in Phases & in Proportion to all buildings |

**Yours Faithfully,**

ashok b. mokha * 10-nagpur * 5, Ghatate Layout, Civil Lines, Nagpur * regd. architect CA/81/6481

**Name of Architect**
**Liaisons No. -**

**Agreed and accepted by:**

**Authorized Signatory**
Date: **31.12.2024**