FORM 1

ARCHITECT'S CERTIFICATE

Date:26-12-2023

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 Maha RERA 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 30-12-2023
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	29.76%

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 30-12-2023
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	74.24 %
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircase and lift over head and Under Ground water Tank	86.73 %
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	16.25 %

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 30-12-2023	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

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

	AMENITIES LIST AS PER RERA	YES/NO	PERCENTAGE as on 30-12-2023	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 s. mokha ★ 5, Ghatate Layout, Civil Lines, Nagpur-01 ★ regd. architect CA/81/6481

Name of Architect
Liaisons No. -

Agreed and accepted by:

Authorized Signatory
Date: **26-12-2023**