

ANNEXEURE A
FORM 1
(SEE REGULATION3)
ARCHITECT'S CERTIFICATE
(FOR THE QUARTER ENDED 30th SEPTEMBER 2023
NAKSHATRA HEIGHTS – Project Registration No. P50500015969

Date: 29th April 2024

To,

M/s NAKSHATRA INFRAVENTURE

Flat No. 101, Abhang Apartment, Plot No. 24, Central Excise,
Ring Road, Chhatrapati Square, Nagpur - 440015.

Subject: Certificate of percentage of Completion of Construction Work of
"NAKSHATRA HEIGHTS" of the Project Registration No.
P50500015969, situated on the Plot bearing C.N. No./CTS No./ Survey
no./Final Plot No. 2 A and B, demarcated by its boundaries (latitude and
longitude of the end points) Plot No. 1 to the North, 9 mtr Road to the
South, Plot No. 3, 4, 5 to the East, 15 mtr road to the West, of Village -
Nagpur, Taluka – Nagpur (Urban), District – Nagpur, PIN – 440036,
admeasuring 1845 sq. mts. area being developed by M/s
NAKSHATRA INFRAVENTURE.

Sir,

I/We Kiran D. Karule, have undersigned
assignment as Architect/Licensed Surveyor of certifying percentage of completion of
construction work of "NAKSHATRA HEIGHTS" of the Project Registration No.
P50500015969, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot
No. 2 A and B, demarcated by its boundaries (latitude and longitude of the end points)
Plot No. 1 to the North, 9 mtr Road to the South, Plot No. 3, 4, 5 to the East, 15 mtr
road to the West, of Village - Nagpur, Taluka – Nagpur (Urban), District – Nagpur,
PIN – 440036, admeasuring 1845 sq. mts. area being developed by M/s
NAKSHATRA INFRAVENTURE.

Based on site inspection, with respect to Layout / each of the Building/Wing of the
aforesaid Real Estate Project. I certify that as on date of this certificate, the percentage
of work done for each of 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
NAKSHATRA HEIGHTS

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	50%
2	Basement (if any)	50%
3	Podium (if any)	50%
4	Plinth	50%
5	Stilt Floor	50%
6	Slab of Super Structure	50%
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	50%
8	Sanitary Fitting with Flat & Premises	50%
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	50%
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	50%
11	Installation of lifts, water pumps, fire fighting fitting and equipments as per CFO NOC Electrical Fitting, Mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities	50%

TABLE B
Common Area (Internal & External Development Works) in respect of
NAKSHATRA HEIGHTS – Project Registration No. P50500015969

Sr. No. (1)	Common Area & Facilities (2)	Proposed Yes/No (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1	Internal Road & Foot path	YES	<u>100</u> %	Work-in-progress
2	Water Supply	YES	<u>50</u> %	Work-in-progress
3	Sewerage (Chamber Lines, Septic Tanks, STP)	YES	<u>50</u> %	Work-in-progress
4	Storm Water Drains	YES	<u>50</u> %	Work-in-progress
5	Landscaping and Tree Planting	YES	<u>50</u> %	Work-in-progress
6	Street Lighting	YES	<u>50</u> %	Work-in-progress
7	Community Building	NO	NA	NA
8	Treatment and Disposal of sewage and sullage water	YES	<u>50</u> %	Work-in-progress
9	Solid waste management & disposal	YES	<u>50</u> %	Work-in-progress
10	Water Conservation/ Rain Water Harvesting	YES	<u>50</u> %	Work-in-progress
11	Energy Management	NO	NA	NA
12	Fire protection and fire safety requirements	NO	NA	NA
13	Electrical meter room, sub-station, receiving station	NO	NA	NA
14	Other (Option to Add More)	NA	NA	NA



Kiran D. Karule

Civil Engineer

48, Balaj Nagar, Hingna Road,

Nagpur 440016

NMC / L- 679, NIT / L-1422

Yours Faithfully,

Signature & Name Kiran D. Karule OF L.S./ Architect

(License No.....)

Agree and Accepted

Signature of Promoter

Nakshatra Infraventure


Partner

Name: M/s NAKSHATRA INFRAVENTURE

Date: 29th April 2024