



## UMESH LAMGE

ARCHITECT & INTERIOR DESIGNER

402, DAYA CHAMBER, AJNI SQ., WARDHA ROAD, NAGPUR-15

Mobile No.- 09822566554, E-mail ID - lamge71@gmail.com

### Annexure A

#### FORM 1

[See Regulation 3]

### ARCHITECT'S CERTIFICATE

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

**For the Quarter October to December 2023**

Date:30/12/2023

To,  
The Tirupati Developers,  
3rd Floor NKY Towers, Ajani Square,  
Wardha Road,  
Nagpur - 440015

Subject: Certificate of Percentage of Completion of Construction Work of **Rajatbhoomi2** having MahaRERA Registration Number P50500017735 being Developed by Tirupati Developers.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **Rajatbhoomi2** having MahaRERA Registration Number P50500017735 (Only applicable after Project Registration) being Developed by Tirupati Developers.

Based on the Site Inspection, with respect to the Layout / each 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 the Building/Wing of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

**TABLE-A**

Layout / Building / Wing Number \_\_ (to be prepared separately for each Layout/Building/Wing of Project)

| S. No. | Tasks / Activity   | Percentage of Actual Work Done<br>(As on date of the Certificate) |
|--------|--------------------|-------------------------------------------------------------------|
| (1)    | (2)                | (3)                                                               |
| 1.     | Excavation         | NA                                                                |
| 2.     | Basements (if any) | NA                                                                |
| 3.     | Podiums (if any)   | NA                                                                |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 4.  | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                  | NA |
| 5.  | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                             | NA |
| 6.  | Slab of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                 | NA |
| 7.  | Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises                                                                                                                                                                                                                                                                                                                                                     | NA |
| 8.  | Sanitary Fittings within Flats / Premises                                                                                                                                                                                                                                                                                                                                                                                               | NA |
| 9.  | Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                               | NA |
| 10. | External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing                                                                                                                                                                                                                                                                                                                      | NA |
| 11. | Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity | NA |

**\*Note:** - The Above table is not applicable to our project since we are under Plotted Layout not Building constructions.

**TABLE-B**

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

| S. No. | Common Areas & Facilities                   | Proposed (Yes / NO) | Percentage of actual Work Done (As on date of Certificate) | Details            |
|--------|---------------------------------------------|---------------------|------------------------------------------------------------|--------------------|
| (1)    | (2)                                         | (3)                 | (4)                                                        | (5)                |
| 1.     | Internal Roads & Footpaths                  | YES                 | 100%                                                       | As per NMRDA Norms |
| 2.     | Water Supply                                | YES                 | 100%                                                       | As per NMRDA Norms |
| 3.     | Sewerage (Chamber, Lines, Septic Tank, STP) | YES                 | 100%                                                       | As per NMRDA Norms |
| 4.     | Storm Water Drains                          | YES                 | 100%                                                       | As per NMRDA Norms |
| 5.     | Landscaping & Tree Planting                 | YES                 | 100%                                                       | As per NMRDA       |

|     |                                                       |     |      |                    |
|-----|-------------------------------------------------------|-----|------|--------------------|
|     |                                                       |     |      | Norms              |
| 6.  | Street Lighting                                       | YES | 0%   | As per NMRDA Norms |
| 7.  | Community Buildings                                   | NA  | NA   | As per NMRDA Norms |
| 8.  | Treatment & Disposal of Sewage and Sullage Water      | YES | 95%  | STP Pending        |
| 9.  | Solid Waste Management & Disposal                     | NA  | NA   | As per NMRDA Norms |
| 10. | Water Conservation / Rain Water Harvesting            | YES | 100% | As per NMRDA Norms |
| 11. | Energy Management                                     | NA  | NA   | As per NMRDA Norms |
| 12. | Fire Protection & Fire Safety requirements            | NA  | NA   | As per NMRDA Norms |
| 13. | Electrical Meter Room, Sub-Station, Receiving Station | YES | 0%   | As per NMRDA Norms |
| 14. | Others (Option to Add more)                           |     |      |                    |

Yours faithfully,

Signature & Name  
Architect  
License Number (

**UMESH M. LAMGE**  
B.Arch. (Hons)  
ARCHITECTS & INTERIOR DESIGNERS  
Reg.No. CA/95/18907  
NMC Lic No.: R-90  
NIT Lic No.: 865

Agreed & Accepted by:

Tirupati Developers  
Name: Prashant Bongirwar  
Date: 30/12/2023

