PATNI ASSOCIATES
ARCHITECTS, CONSULTANTS & INTERIOR DESIGNERS
IInd Floor, Ganpati Sadan, 351, Ogle Road, Near Gandhi Putla,Mahal, Nagpur - 02.
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FORM 1

[*See* Regulation 3]

ARCHITECT'SCERTIFICATE

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

For Quarter ended 31st December, 2020

Date 7th January, 2021

To,

Anita Patni Patni,
G1 Bharuka Annex,
DajiDeshmukh Marg,
Beside HDFC Bank,
Dhantoli,
Nagpur-440012

Subject : Certificate of Percentage of Completion of Development Work of 30 plots of the Project [Maha RERA Registration Number- P50500017875] situated on the Kh no. 2 & 5 Ph. No. 4, Mouza Gonhi (Khurd) Taluka Nagpur, District Nagpur, State Maharashtra Pin 441501 admeasuring 14919.49 sq.mts. area being developed by Anita Patni.

Sir,

I Sandeep Patni have undertaken assignment as Architect of Certifying Percentage of Completion of Development Work of **30 plots** of the Project, situated on the Kh no. 2 & 5 Ph. No. 4, Mouza Gonhi (Khurd) Taluka Nagpur, District Nagpur, State Maharashtra Pin 441501 admeasuring 14919.49 sq.mts.area being developed by Anita Patni.

1. Following technical professionals are appointed by Owner / Promoter :—

   (i) Shri Sandeep Patni as Architect, Shri Deepak Khadse as engineer;

   (ii) Shri Rakesh Tayde Site Supervisor

Table A of the prescribed certificate is not applicable in this case since the project is not for construction of any building but for development of land.

Based on Site Inspection, with respect to each of the plot of the aforesaid Real Estate Project , I certify that as on the date of this certificate, 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 (NA)

Building /Wing Number_____ (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Task/ Activity (2)	Percentage of work done (3)
1.	Excavation	NA
2.	_____number of Basement(s) and Plinth	NA
3.	_____number of Podiums	NA
4.	Stilt Floor	NA
5.	_____number of Slabs of Super Structure	NA
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	NA
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	NA
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NA
9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	NA
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	NA
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, 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 obtain Occupation / Completion Certificate.	NA

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TABLE-B

Internal and external Development Works in respect of the entire Registered Phase.

Sl. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Foot-paths.	Yes	45%	
2.	Water Supply	Yes	50%	
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes		
4.	Storm Water Drains	Yes	48%	
5.	Landscaping& Tree Planting.	Yes	41%	
6.	Street Lighting	Yes		
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal.	No		
10	Water conservation, Rain water harvesting.	Yes	65%	
11	Energy management	Yes		
12	Fire protection and fire safety requirements	No		
13	Electrical meter room, sub-station, receiving station.	No		
14	Others (Option to Add more).	No		

Yours Faithfully,

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SANDEEP PATNI

(Regd No.CA/97/22269)