SYED MOBIN
ARCHITECTS

301, P 7/2, Style Homes, Chitnavis Layout,
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ARCHITECT'S CERTIFICATE

Date:- 31. 03. 2024

To
M/s Techops Infrastructure pvt ltd.
Techops grand, Plot No. 11 & 12 Ridge Road
Bhonsle Nagar, Sakkardara, Near Sudhanshu Hall
Nagpur 440024 .

Subject : Certificate of Percentage of Completion of Construction Work of **Techop's Grand** (Commercial cum Residential building) MahaRERA Registration Number P50500022373 being developed by M/s Techops Infrastructure pvt ltd.

Sir,

I/We Syed Mobin Architects have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **Techop's Grand** (Commercial cum Residential building) MahaRERA Registration Number . . P50500022373 being developed by M/s Techops Infrastructure pvt ltd.

Based on Site Inspection, with respect to 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 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

(BUILDING)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Raft Foundation	100%
3	Lower Basement	95%
4	Upper Basement	90%
5	11 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	90%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Finishing to entrance lobby/s, plinth protection, paving of areas around the Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	60%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Foothpaths	No	---	
2.	Water Supply	Yes	80%	
3.	Sewarage (chamber lines)	Yes	95%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	No	---	
6.	Street Lighting	No	---	
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	60%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	90%	
13.	Electrical meter room, sub-station, receiving station	Yes	90%	

Yours Faithfully

SYED MOBIN ARCHITECTS
301, 7/2
Style Homes
Byramji Town,
NAGPUR-43.
COA Reg.No.CA/2002/29182

SYED MOBIN ARCHITECTS

Name of Architect & Signature

Licence. no. CA/2002/29182

COA Reg No Valid till 31/12/2033

Agreed and Accepted by:

Signature of Promoter

Name:- Jeevan Ghime

Techops Infrastructure pvt ltd.

Date: 31. 03. 2024