SYED MOBIN
ARCHITECTS

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Annexure A

FORM 1

ARCHITECT'S CERTIFICATE

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

Date- 30/06/2024

To,

M/S TECHOPS INFRASTRUCTURE PVT LTD,

PLOT NO. 11 & 12, GRAND AYODHYA NAGAR SAKKARDHARA NEAR SUDHANSHU HALL, NAGPUR, 440024

Subject: Certificate of Percentage of Completion of Construction Work of "**TECHOPS GRAND**" having Maha RERA Registration No. P 50500022373 being developed by **TECHOPS INFRASTRUCTURE PVT LTD**, At PLOT NO. 10, HOUSE NO. 4864/10, KH. NO. 11, 29 TO 32, CITY SURVEY NO.876, SHEET NO. 229, WARD NO. 12, SITUATED OFF RIDGE ROAD, WITHIN THE LIMITS OF N.M.C. & N.I.T., MOUZA– SAKKARDARA, TAH. - & DIST.- NAGPUR – 440024.

Sir,

I, Syed Mobin Architects have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction work of "**TECHOPS GRAND**" having Maha RERA Registration No P 50500022373. being developed by **TECHOPS INFRASTRUCTURE PVT LTD**

Based on Site Inspection, with respect to Layout / each of the Building /Wing 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 /Wing of the Real Estate Project 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.

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TABLE- A

Layout/Building/wing number

(To be prepared separately for each Layout/ Building / Wing of the project)

Sr. No. (1)	Task / activity (2)	Percentage of Actual Work done (As On 30/06/2024) (3)
1	Excavation	100%
2	Basements (if any)	100%
3	Podiums (If any)	NA
4	Plinth	100%
5	Stilt floor	100%
6	Slabs of super structure	100%
7	Internal walls, Internal plaster, Floorings, Doors and Windows within Flat/ Premises.	95 %
8	Sanitary fitting within the Flat/Premises	95 %
9	Staircases, Lift Wells, and Lobbies at each Floor Level Overhead and Underground Water Tanks.	95 %
10	External plumbing and external plaster, elevation, completion of terraces with the waterproofing of the Building/Wing	95%
11	Installations of Lifts, water pumps, Fire Fighting Fitting and Equipment as per CFO NCO, Electrical fitting, mechanical equipment, compliance to condition 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 in agreement of Sale. Any Other activities.	70 %

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TABLE – B

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

Sr. No. (1)	Common area and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As On 30/06/2024) (4)	Details (5)
1	Internal Roads and Footpaths	NA	NA	NA
2	Water Supply	Yes	90%	As sanctioned by NMC
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	95%	As sanctioned by NMC
4	Storm Water Drains	Yes	70%	As sanctioned by NMC
5	Landscaping and Tree Planting	No	NA	NA
6	Street Lighting	No	NA	NA
7	Community Buildings	No	NA	NA
8	Treatment and disposal of sewage and sullage water	No	NA	NA
9	Solid waste management and Disposal	No	NA	NA
10	Water conservation/ Rainwater harvesting	Yes	70%	As sanctioned by NMC
11	Energy management	Yes	80%	As sanctioned by NMC
12	Fire protection and fire safety requirement	Yes	95%	As sanctioned by NMC
13	Electrical Meter Room, Sub-Station, Receiving Station	Yes	95%	As sanctioned by MSEB
14	Other (option to add more)	No	NA	NA

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
License. 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: 30. 06. 2024

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