



**SYED MOBIN
ARCHITECTS**

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Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of

Money from Designated Account)

Period – 30.06.2024 to 30.09.2024

Date:- 30.09.2024

To

M/s Techops Infrastructure pvt ltd.

Techops grand, Plot No. 11 & 12 Ridge Road

Bhonsle Nagar, Sakardara, 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.**

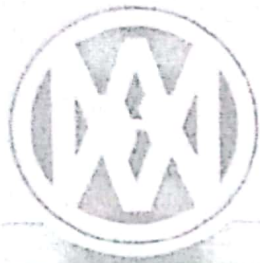


Table A
(BUILDING)

Sr. No	Tasks /Activity	Percentage of work done (As on date of the Certificate)
1	Excavation	100%
2	Raft Foundation	100%
3	Lower Basement	100%
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	95%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	95%
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	90%



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 (As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	No	---	Not applicable
2.	Water Supply	Yes	100%	
3.	Sewerage (chamber lines)	Yes	100%	
4.	Storm Water Drains	Yes	100%	
5.	Landscaping & Tree Planting	No	---	Not applicable
6.	Street Lighting	No	---	Not applicable
7.	Community Buildings	No	---	Not applicable
8.	Treatment and disposal of sewage and sullage water	No	---	Not applicable
9.	Solid Waste management & Disposal	No	---	Not applicable
10.	Water conservation, Rain water harvesting	yes	80%	
11.	Energy management	Yes	100%	
12.	Fire protection and fire safety requirements	Yes	100%	
13.	Electrical meter room, sub-station, receiving station	Yes	100%	



Yours Faithfully

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: 30. 09. 2024

