



**SYED MOBIN
ARCHITECTS**

301, P 7/2, Style Homes, Chitnavis Layout,
Byramji Town, Nagpur- 13 (MS) India.
+91-0712-2588900 & 901
sma.info.ngp@gmail.com
syedmobin.com

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- 31/12/2024

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 MahaRERA 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 have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction work of "**TECHOPS GRAND**" having MahaRERA 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 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

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 Workdone (As On 31/12/2024) (3)



SYED MOBIN ARCHITECTS

301, P 7/2, Style Homes, Chitnavis Layout,
Byramji Town, Nagpur- 13 (MS) India.
+91-0712-2588900 & 901
sma.info.ngp@gmail.com
syedmobin.com

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.	100 %
10	External plumbing and external plaster, elevation, completion of terraces with the waterproofing of the Building/Wing	100%
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.	95%

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 31/12/2024) (4)	Details (5)
1	Internal Roads and Footpaths	NA	NA	NA
2	Water Supply	Yes	100%	As sanctioned by NMRDA
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	100%	As sanctioned by NMRDA
4	Storm Water Drains	Yes	100%	As sanctioned by NMRDA
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	No	NA	NA



SYED MOBIN ARCHITECTS

301, P 7/2, Style Homes, Chitnavis Layout,
Byramji Town, Nagpur- 13 (MS) India.
+91-0712-2588900 & 901
sma.info.ngp@gmail.com
syedmobin.com

10	Water conservation/ Rainwater harvesting	Yes	85%	As sanctioned by NMRDA
11	Energy management	Yes	100%	As sanctioned by NMRDA
12	Fire protection and fire safety requirement	Yes	100%	As sanctioned by NMRDA
13	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	As sanctioned by MSEB
14	Other (option to add more)	No	NA	NA


Yours faithfully,



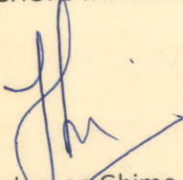
SYED MOBIN

(LICENSE NO – CA/2002/29182)

COA Rd No Valid Till 31/12/2033

Agreed and Accepted by:

TECHOPS INFRASTRUCTURE PVT LTD,


Mr Jeevan Ghime
Director



Date: 31/12/2024