Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

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)

Date : 20.12.2022.

To,
M/s. J.D. Buildcon Pvt. Ltd.,
Through its Director
Shri. Sanjay Joshi & Shri. Mahesh Dande.
G001, Yash Enclave, Plot No. 1, Buty Layout,
Dharempeth Extention, Nagpur 440010.

Subject: Certificate of Percentage of Completion of Construction work of Building **"J.D. PEARL"** of the Project (MahaRERA Registration Number) situated on the Plot no. 9, Thak no. 183, Mouza : Lendra, C.T.S. No. 55, Sheet no. 18, House no. 313, Ward no. 70, Khare Town; Dist. Nagpur, demarcated by its boundaries (latitude and longitude (21°08'23.4"N 79°03'48.7"E); 12M wide road to the North; C.T.S. No. 57 to the South; Plot no. 8 to the East; Plot no. 10 to the West; Division : Nagpur, District : Nagpur, Pin 440010 admeasuring 630.340 sq.mts. area being developed by **M/s. J.D. Buildcon Pvt. Ltd., Nagpur.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building **"J.D. PEARL"** of the Project (MahaRERA Registration Number) situated on the Plot no. 9, Thak no. 183, Mouza : Lendra, C.T.S. No. 55, Sheet no. 18, House no. 313, Ward no. 70, Khare Town; Dist. Nagpur, Pin 441108 admeasuring 630.340 sq.mts. area being developed by **M/s. J.D. Buildcon Pvt. Ltd., Nagpur.**

Based on site Inspection, with respect to 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 as registered vide number (MahaRERA Registration Number) 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 Name : "J.D. PEARL" Building.
Plot no. 9, Thak no. 183, Mouza : Lendra, C.T.S. No. 55, Sheet no. 18, House no. 313, Ward no. 70, Khare Town; Dist. Nagpur.

Sr. No Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
1. Excavation	90 %
2. **01** number of Plinth	90 %
3. 0 number of Podiums	----
4. Stilt Floor	90 %
5. **09** number of Slabs of Super Structure	100 %
6. Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/ Premises.	75 %
7. Sanitary Fittings within the Flat/Premises.	55 %
8. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	25 %
9. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	75%
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area 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.	0 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

Yours Faithfully,

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature

Name:- PRASHANT B. SATPUTE.

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

TABLE – B

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

Plot no. 9, Thak no. 183, Mouza : Lendra, C.T.S. No. 55, Sheet no. 18, House no. 313, Ward no. 70, Khare Town; Dist. Nagpur.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	NO	---	
2.	Water Supply	YES	0 %	
3.	Sewerage (chamber, lines, Septic Tank, ~~STP~~)	YES	0 %	
4.	Storm Water Drains	YES	0 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	NO	---	
7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	NO	---	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	0 %	Efficient water management.
11.	Energy Management	YES	0 %	Solar Panels
12.	Fire protection and fire safety requirement	YES	0 %	As per Sanction
13.	Electrical meter room, sub-station, receiving station	YES	25 %	As per Sanction.
14.	Others			

Yours Faithfully,

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature

Name:- PRASHANT B. SATPUTE.

Agreed and Accepted by:

Signature of Promoter

Name:

Date: 20.12.2022