



ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

FORM 1

ARCHITECT'S CERTIFICATE

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

To,

Date : 31/12/2021.

**Shri. Latesh Ramniklal Vora & Others-13,
Through P.O.A. : Shri. Lalit Anantrai Vora,
Shri. Tejas Ashokkumar Bhayani
Bhandara Road, Wardhaman Nagar,
Nagpur – 440008.**

Subject:- Certificate of Percentage of Completion of Construction work of building “JAINAM HEIGHTS (G+12)” of the Project (MahaRERA Registration Number **P50500028257**) situated on the bearing plot no. 219-B, kh. No. 07, mouza- Hiwari, ward no. 23, C.T.S. no. 52/1, sheet no. 1055/42, NMC house no. 832, Tah.- Nagpur, Dist.-Nagpur demarcated by its boundaries **21°09'06.1"N 79°08'13.8"E; (Plot no. 219-A) to the North; (30m. wide road) to the South; (Plot no. 220) to the East; (Plot no.218) to the West;** Division : Nagpur, Taluka Nagpur, District : Nagpur, Pin – 440008; admeasuring **2884.290 sq.mts.** area being developed by **Shri. Latesh Ramniklal Vora & Others-13, Through P.O.A Mr. Lalit Anantrai Vora, Shri. Tejas Ashokkumar Bhayani.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the buildings of the building/phase of the Project, situated on the bearing plot no. 219-B, kh. No. 07, mouza- Hiwari, ward no. 23, C.T.S. no. 52/1, sheet no. 1055/42, NMC house no. 832, Tah.- Nagpur, Dist.-Nagpur, Pin- 440008; admeasuring **2884.290 sq.mts.** area being developed by **Shri. Latesh Ramniklal Vora & Others-13, Through P.O.A Mr. Lalit Anantrai Vora, Shri. Tejas Ashokkumar Bhayani.**

1. Following technical professionals are appointed by Owner / Promoters:

- i. **Shri. Prashant Satpute** as Architect.
- ii. **Shri P. S. Patankar** as Structural Consultant.
- iii. **Shri Ashwin Patankar** (VKE Plumbing) as MEP Consultant.
- iv. **Shri Nitin M. Zade** as Site Engineer.

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 under Maha RERA Registration No. **P50500028257** 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 “JAINAM HEIGHTS (G+12)”, plot no. 219-B, kh. No. 07, mouza- Hiwari, ward no. 23, C.T.S. no. 52/1, sheet no. 1055/42, NMC house no. 832 , Tah.- Nagpur, Dist.-Nagpur.

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	90%
2. 01 number of Plinth	45%
3. 0 number of Podiums	0
4. Stilt Floor	30%
5. 13 number of Slabs of Super Structure	77% (upto 10th slab)
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	38%
7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	60%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	10%
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	15%

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,

Signature

Name:- PRASHANT B. SATPUTE


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

TABLE – B**Internal & External Development Works in Respect of the entire Registered Phase**

Building “JAINAM HEIGHTS (G+12)”, plot no. 219-B, kh. No. 07, mouza- Hiwari, ward no. 23, C.T.S. no. 52/1, sheet no. 1055/42, NMC house no. 832 , Tah.- Nagpur, Dist.-Nagpur.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	NO	---	Sufficient supply for all occupants (Bore Wells)
2.	Water Supply	YES	50 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	10 %	
4.	Storm Water Drains	YES	0 %	- Efficient Water Drainage.
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 Power, Solar water
12.	Fire protection and fire safety requirement	YES	0 %	
13.	Electrical meter room, receiving station	YES	0 %	
14.	Others (Option to Add more)	---	---	

Yours Faithfully

Signature,

Name:- PRASHANT B. SATPUTE.

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B. ARCH (HONS) B'BAY, M.C.A

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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 Power, Solar water
12.	Fire protection and fire safety requirement	YES	0 %	
13.	Electrical meter room, receiving station	YES	0 %	
14.	Others (Option to Add more)	---	---	

Yours Faithfully



PRASHANT SATPUTE

B. ARCH (HONS) B'BAY, M.C.A

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NIT LS. No. 491

N.M.C. L.S.No. R-222

LS No. NMRDA/CA/1991/13818

Signature,

Name:- PRASHANT B. SATPUTE.