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 : 30-06-2022.

To,

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^{0}09'06.1"N 79^{0}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.**

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 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 "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. Basements (if any)	**75%**
3. Podiums (if any)	**---**
4. Plinth	**45%**
5. Stilt Floor	**50%**
6. **13** number of Slabs of Super Structure	**98%**
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	**60%**
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**25%**
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	**80%**
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	**40%**
11. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, 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.	**35%**

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

TABLE – B

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

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	---	
2.	Water Supply	YES	60 %	Sufficient supply for all occupants (Bore wells)
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	20 %	
4.	Storm Water Drains	YES	10 %	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	---	Efficient water management
11.	Energy Management	YES	---	Solar power, solar water
12.	Fire protection and fire safety requirement	YES	30 %	
13.	Electrical meter room, receiving station	YES	10 %	Only Electrical Panel Board
14.	Others (option to add more)	---	---	

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 & Seal of Promoter,
Name: **Shri. Latesh Ramniklal Vora & Others-13,**
Through P.O.A. : Shri. Lalit Anantrai Vora,
Shri. Tejas Ashokkumar Bhayani,
Nagpur.
Date: **30.06.2022.**