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

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

Annexure A

FORM 1

(*See* Regulation 3)

ARCHITECT'S CERTIFICATE

(Layout Development Works)

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

To,

Date : 31/12/2021

M/s PEAK REALTY,
Through its Partner
Shri. Anand Omprakash Agrawal
109, Steel Chamber Building, Bhandara Road,
Opp. Jain Mandir, Wardhaman Nagar,
Nagpur-440008.

Subject: Certificate of Percentage of Completion of **"Layout Development Works"** of the Project situated on Land bearing Kh. no. 26/2/2 (old no. 124/3), PH. No. 33, Mouza : Tarodi (BU), Tahsil : Kamtee, District : Nagpur demarcated by its boundaries (latitude and longitude of the end points (21°07'04.9"N, 79°10'19.6"E) Kh. Survey No. 27_to the North, _Kh. Survey No. 26/1 to the South, Remaining Portion of Land bearing Kh. No. 26/2/2 to the East i.e. 26/2/1, 24M wide Road to the West of Division Nagpur, admeasuring **7405.327 sq.mts.** area, having RERA Registration Number: **P50500029309** being developed by **M/s PEAK REALTY, Wardhaman Nagar, Nagpur.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of **"Layout Development Works"** situated on Land bearing Kh. no. 26/2/2 (old no. 124/3), PH. No. 33, Mouza : Tarodi (BU), Tahsil : Kamtee, District : Nagpur Pin 441204, admeasuring **7405.327 sq.mts.** area having RERA Registration Number: **P50500029309** being developed by **M/s PEAK REALTY, Wardhaman Nagar, Nagpur.**

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.

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TABLE - A

Building /Wing Number _____ (to be prepared separately for each Building /Wing of the Project)

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	N.A.
2. _____ number of Basement(s) and Plinth	N.A.
3. _____ number of Podiums	N.A.
4. Stilt Floor	N.A.
5. _____ number of Slabs of Super Structure	N.A.
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	N.A.
7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	N.A.
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	N.A.
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	N.A.
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.	N.A.

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TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase
Kh. no. 26/2/2 (old no. 124/3), PH. No. 33, Mouza : Tarodi (BU), Tahsil : Kamtee, District : Nagpur

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	YES	30 %	
2.	Water Supply	YES	20 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	25 %	
4.	Storm Water Drains	YES	25 %	
5.	Landscaping & Tree Planting	NO	---	
6.	Street Lighting	YES	0 %	
7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	YES	0 %	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	10 %	
11.	Energy Management	NO	---	
12.	Fire protection and fire safety requirement	NO	---	
13.	Electrical meter room, sub-station, receiving station	YES	10 %	
14.	Other (Option to Add More)			

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: **For PEAK REALTY**
Signature of Promoter :
Name: Anand Agrawal
Date:

PARTNER

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