



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 : 31/03/2022

**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.

**TABLE - A**

**Building /Wing Number \_\_\_\_\_ (to be prepared separately for each Building /Wing of the Project)**

| <b>Sr. No Tasks / Activity</b>                                                                                                                                                                                                                                                                                                                                                                                            | <b>Percentage of Work Done</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 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.                           |

**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               | 50 %           |         |
| 2.     | Water Supply                                          | YES               | 50 %           |         |
| 3.     | Sewerage (chamber, lines, Septic Tank, STP)           | YES               | 25 %           |         |
| 4.     | Storm Water Drains                                    | YES               | 50 %           |         |
| 5.     | Landscaping & Tree Planting                           | NO                | ---            |         |
| 6.     | Street Lighting                                       | YES               | 50 %           |         |
| 7.     | Community Buildings                                   | NO                | ---            |         |
| 8.     | Treatment and disposal of sewage and sullage water    | YES               | 35 %           |         |
| 9.     | Solid Waste Management and disposal.                  | NO                | ---            |         |
| 10.    | Water Conservation, Rain water harvesting             | YES               | 50 %           |         |
| 11.    | Energy Management                                     | NO                | ---            |         |
| 12.    | Fire protection and fire safety requirement           | NO                | ---            |         |
| 13.    | Electrical meter room, sub-station, receiving station | YES               | 25 %           |         |
| 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,

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

Agreed and Accepted by: **For PEAK REALTY**

Signature of Promoter :

Name: *Anand Agrawal*

Date:

**PARTNER**