Sankalp Creations'
Ar. Rajesh Jaiswal
"Meghdoot"
587, Cotton Market, Ghat Road
Nagpur – 440018
Ph. No. 0712-2721418, 2721494
09823018259 (M)

FORM 1
[See Regulation 3]
ARCHITECT'S CERTIFICATE

Date 31/03/2024

To,
Shri Vishwas Chouksey,
Plot No. 15, House no. 783,
Ward No. 53, Zone no.9, CTS no. 41,
Sheet no. 4, Kh. No. 6, Mouza - Bhankheda,
Panchpaoli Housing Accommodation Scheme,
Lashkaribag Basti Layout, Nagpur.

Subject:- Certificate of Percentage of Completion of Construction work of 'UJRA HEIGHTS', having MahaRERA Registration Number P50500030806 being developed by Shri Vishwas Umesh Chouksey.

Sir,

I, Ar. Rajesh Jaiswal have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the 'UJRA HEIGHTS', having MahaRERA Registration Number P50500030806 being developed by Shri Vishwas Umesh Chouksey.

Based on site inspection, with respect to each of the building 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 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

One no. building 'UJRA HEIGHTS' at Plot No. 15, House no. 783, Ward No. 53, Zone no.9, CTS no. 41, Sheet no. 4, Kh. No. 6, Mouza - Bhankheda, Panchpaoli Housing Accommodation Scheme, Lashkaribag Basti Layout, Nagpur..

Sr. No.	Tasks /Activity	Percentage of actual work done (as on date of the certificate)
(1)	(2)	(3)
1	Excavation	100%
2	Basements (if any)	NA

3	Podium (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	100%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	90%
8	Sanitary Fittings within the Flat/Premises	35%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	60%
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 fittings; mechanical equipment, compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s. Plinth Protection, paving of areas 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.	Nil

TABLE – B

Common Areas (Internal and External Development Works) in respect of the Registered Phase/Project Number P50500030806.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done (As on date of the certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	0	Work not started
3.	Sewarage (chamber, lines, septic tank, STP)	Yes	0	Work not started
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	0	Work not started
6.	Street Lighting	No		
7.	Community Buildings	No		

8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal	No		
10.	Water conservation/ Rain water harvesting	Yes	0	Work not started
11.	Energy management	No		
12.	Fire protection and fire safety requirements	Yes	0	Work not started
13.	Electrical meter room, sub-station, receiving station	Yes	0	Work not started
14.	Others (options to add more)	No		

Yours Faithfully,

Sankalp Creations'
Rajesh Jaiswal
ARCHITECT
587, Cotton Market,
Ghat Road, Nagpur - 440 018.
CA/95/18807, NMC/R - 72, NIT-832

Ar. RAJESH JAISWAL,
M/s. SANKALP CREATIONS',
Signature & Name (IN BLOCK LETTERS) of Architect
Licence No. NMC/R-72

Agreed & Accepted by

Signature of Promoter
Name - Shri Vishwas Umesh Chouksey
Date – 31/03/2024