ANNEXEURE A
FORM 1
(SEE REGULATION3)
ARCHITECT'S CERTIFICATE
(FOR THE QUARTER ENDED 31st DECEMBER 2023
MB TOWN 4 PHASE 1 – Project Registration No. P50500032132

Date: 18th October 2024

To,
M/s. Maharana and Bose Associates
Plot No. 42, MB Town III, Godhani Road, Zingabai Takli,
Sparsh Hospital, Nagpur - 440030.

Subject: Certificate of percentage of Completion of Construction Work of "**MB TOWN 4 PHASE 1**" of the Project Registration No. **P50500032132**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 18 and 19, CTS No. 37, Kh. No. 35/5, demarcated by its boundaries (latitude and longitude of the end points) Kolhe Layout Kh. No. 1 Sub Part 1 to the North, Plot No. 16 and 17 to the South, 9 mtr Wide Road to the East, Kh. No. 37 Sub Part 2 to the West, of Village - Nagpur, Taluka – Nagpur (Urban), District – Nagpur, PIN – 440030, admeasuring 2920.82 sq. mts. area being developed by **M/s. Maharana and Bose Associates.**

Sir,

I/We Kishor Chiddarwar, have undersigned assignment as Architect/~~Licensed Surveyor~~ of certifying percentage of completion of construction work of "**MB TOWN 4 PHASE 1**" of the Project Registration No. **P50500032132**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 18 and 19, CTS No. 37, Kh. No. 35/5, demarcated by its boundaries (latitude and longitude of the end points) Kolhe Layout Kh. No. 1 Sub Part 1 to the North, Plot No. 16 and 17 to the South, 9 mtr Wide Road to the East, Kh. No. 37 Sub Part 2 to the West, of Village - Nagpur, Taluka – Nagpur (Urban), District – Nagpur, PIN – 440030, admeasuring 2920.82 sq. mts. area being developed by **M/s. Maharana and Bose Associates.**

Based on site inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project. I certify that as on date of this certificate, the percentage of work done for each of 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
MB TOWN 4 PHASE 1 – KAILASH TOWERS

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	0 %
2	Basement (if any)	0 %
3	Podium (if any)	0 %
4	Plinth	0 %
5	Stilt Floor	0 %
6	Slab of Super Structure	0 %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	0 %
8	Sanitary Fitting with Flat & Premises	0 %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	0 %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	0 %
11	Installation of lifts, water pumps, fire fighting fitting and equipments as per CFO NOC Electrical Fitting, Mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities	0 %

MB TOWN 4 PHASE 1 – HIM-SHIKHAR TOWERS

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	0 %
2	Basement (if any)	0 %

3	Podium (if any)	0 %
4	Plinth	0 %
5	Stilt Floor	0 %
6	Slab of Super Structure	0 %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	0 %
8	Sanitary Fitting with Flat & Premises	0 %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	0 %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	0 %
11	Installation of lifts, water pumps, fire fighting fitting and equipments as per CFO NOC Electrical Fitting, Mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities	0 %

TABLE B

Common Area (Internal & External Development Works) in respect of MB TOWN 4 PHASE 1 – Project Registration No. P50500032132

Sr. No. (1)	Common Area & Facilities (2)	Proposed Yes/No (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1	Internal Road & Foot path	**NO**	NA	**NA**
2	Water Supply	**YES**	0 %	**Work-in-progress**
3	Sewerage (Chamber Lines, Septic Tanks, STP)	**YES**	0 %	**Work-in-progress**
4	Storm Water Drains	**YES**	0 %	**Work-in-progress**
5	Landscaping and Tree Planting	**YES**	0 %	**Work-in-progress**

6	Street Lighting	**YES**	0 %	**Work-in-progress**
7	Community Building	**NO**	NA	**NA**
8	Treatment and Disposal of sewage and sullage water	**NO**	NA	**NA**
9	Solid waste management & disposal	**YES**	0 %	**Work-in-progress**
10	Water Conservation/ Rain Water Harvesting	**YES**	0 %	**Work-in-progress**
11	Energy Management	**YES**	0 %	**Work-in-progress**
12	Fire protection and fire safety requirements	**NO**	NA	**NA**
13	Electrical meter room, sub-station, receiving station	**YES**	0 %	**Work-in-progress**
14	Other (Option to Add More)	**NA**	NA	**NA**

Yours Faithfully,

AR. KISHOR V. CHIDDARWAR Regd. No.: CA/86/10400 :2249739

Signature & Name _____ **OF L.S./ Architect**

(License No……..)

Agree and Accepted
Signature of Promoter

for Maharana and Bose Associates

Partner

Name: **M/s. Maharana and Bose Associates**
Date: 18th October 2024