VISTAAR

Architect,Planner,Landscape Architect,Interior Designer,Cover.Valuer

Vistaar Heights, 4th floor, Plot No.146-151, Opp. Shree Gajanan Maharaj Mandir,

Zenda Chowk, Dharampeth, NAGPUR-10.

M.NO.-9422103220

Annexure A

FORM 1

[*See* Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:31/12/2024

(Certificate no_____ for the quarter ending 31/12/2024)

To,
The Raj Buildcon,
Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work of **RAJ PALACE XIII** having MahaRERA Registration Number **P50500032168** being Developed by **Raj Buildcon.**

Sir,

I / We __have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **RAJ PALACE XIII** having MahaRERA Registration Number **P50500032168** being Developed by **Raj Buildcon.**

Based on the Site Inspection, with respect to the Layout / each 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 the Building/Wing of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

S. 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.	Podiums (if any)	NA
4.	Plinth	100%.
5.	Stilt Floor	100%.
6.	Slab of Super Structure	100%.
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	100%.
8.	Sanitary Fittings within Flats / Premises	100%.

9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	100%.
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	100%.
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	100%.

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number **P50500032168**

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	NO		
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	100%.	
4.	Strom Water Drains	NO		
5.	Landscaping & Tree Planting	YES	100%.	
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment & Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES	100%.	
11.	Energy Management	NO		
12.	Fire Protection & Fire Safety requirements	NO		
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%.	
14.	Open Parking	NO		
15.	Aggregate area of recreational Open Space	NO		

Yours faithfully,

Signature & Name (IN BLOCK LETTERS) of Land Surveyor / Architect
License Number (_____)

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

Agreed & Accepted by:

Signature of Promoter
Name: RAJ BUILDCON
Date:

Raj Buildcon

PARTNER

Date: 31-12-24