



ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

Annexure A

FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

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

RERA No P50500032663

Date : 30-12-2023

Subject: Certificate of Percentage of Completion of Construction work of plot no. 3 of 2 nos. of buildings i.e. Block A and B of the Project '**Leverage Green Parks - Opal**'

[**P50500032663**] situated on the Plot bearing C.N. No./CTS No./Survey no./Plot No. 3, Kh No. 149/4 & 149/1(Part), P.H. No. 11, Of Mouza - Nara, **Tah & Dist Nagpur PIN 440030**, admeasuring 1,852.328sq.mts. area being developed by **M/sLeverage Realtors Pvt. Ltd., Nagpur.**

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of Plot no. 3 of 2 buildings i.e. Block A & B of the Project 'Leverage Green Parks - Opal' [**P50500032663**] situated on the Plot bearing C.N. no./CTS No./Survey No./Plot no. 3, Kh no. 149/4 & 149/1(Part), PH no. 11 of mouza- Nara Tah & Dist Nagpur PIN 440030 admeasuring 1852.328 sq.mts. area being developed by **M/s Leverage Realtors Pvt Ltd, Nagpur.**

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers 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 Buildings /Blocks/Towers of the Real Estate Project as registered vide number P50500032663 under UPRERA 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 the Table B.

TABLE – A

Block A; Plot No. 3, of “LEVERAGE GREEN PARKS”

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. Basements (if any)	-----
3. Podiums (if any)	-----
4. Plinth	100%
5. Stilt Floor	100%
6. 08 Nos. of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	100 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	100 %
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100 %
11. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, 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 complete project as per specifications in agreement of sale. Any other activities.	10 %

TABLE – A

Block B; Plot No. 3, of “LEVERAGE GREEN PARKS”

Sr. No Tasks / Activity	Percentage of Work Done
12. Excavation	100%
13. Basements (if any)	-----
14. Podiums (if any)	-----
15. Plinth	100%
16. Stilt Floor	100%
17. 08 Nos. of Slabs of Super Structure	100 %
18. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	100 %
19. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50 %
20. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	100 %
21. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100 %
22. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, 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 complete project as per specifications in agreement of sale. Any other activities.	0 %

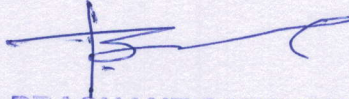
TABLE – B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual work done (as on the date of the certificate)	Details
1.	Internal Roads & Footpaths	YES	100 %	
2.	Water Supply	YES	50 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	50 %	
4.	Storm Water Drains	NO	NA	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	NO	NA	
7.	Community Buildings	NO	NA	
8.	Treatment and disposal of sewage and sullage water	NO	NA	
9.	Solid Waste Management and disposal.	NO	NA	
10.	Water Conservation, Rain water harvesting	YES	0%	
11.	Energy Management	NO	NA	
12.	Fire protection and fire safety requirement	YES	0 %	
13.	Electrical meter room, sub-station, receiving station	YES	0 %	
14.	Installation of Lift	YES	0 %	

Yours Faithfully

Name:- PRASHANT B. SATPUTE
OF L.S./ Architect
License No.


PRASHANT SATPUTE
 B. ARCH (HONS) B'BAY, M.C.A
 REG. No. CA/1991/13818
 NIT L.S. No. 491
 N.M.C. L.S.No. R-222
 LS No. NMRDA/CA/1991/13818

Agreed and Accepted by:
Signature of Promoter
Name: **M/s Leverage Realtors Pvt Ltd, Nagpur.**