Padole Associate
Architectural Consultant
60 Gurudwara ... Nagar Naik Nagar, Manewada Ring Road, Nagpur-27.
Mahesh D. Padole
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Consulting Engineer | Architectural Designer | Planner, Estimator, Valuer | Licenced Surveyor

Annexure A

FORM 1

[*See* Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 31.01.2025

To,
The Devikar Land Developers,
68-B, Hudkeshwar, Hudkeshwar Road Dubey Nagar, Narsala Hall,
Besa, Nagpur, Maharashtra 440034

Subject: Certificate of Percentage of Completion of Construction Work of **Devikar Land Developer Phase-II** having MahaRERA Registration Number **P50500032835** being Developed by **M/s Devikar Land Developers**.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **Devikar Land Developers Phase-II**having MahaRERA Registration Number **P50500032835** being Developed by **M/s Devikar Land Developers**.

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 Maha RERA 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 31-12-2024)
(1)	(2)	(3)
1.	Excavation	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt Floor	NA

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6.	Slab of Super Structure	NA
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	NA
8.	Sanitary Fittings within Flats / Premises	NA
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	NA
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	NA
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	NA

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on31-12-2024)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	95%	
2.	Water Supply	Yes	98%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	98%	
4.	Strom Water Drains	Yes	100%	
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	Yes	97%	
10.	Water Conservation / Rain Water Harvesting	Yes	97%	
11.	Energy Management	No		
12.	Fire Protection & Fire Safety requirements	No		
13.	Electrical Meter Room, Sub-Station, Receiving Station	No		

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14.	Aggregate area of recreational open space	Yes	95%	

Yours faithfully,

For Padole Associate
Architeetural Consultant

Mr. Mahesh D. Padole
(Proprietor)
License Number

MAHESH PADOLE
ARCHITECT / ENGINEER
NIT LIC-2090 NMRDA LIC-339
STATE/R/2022/APL/01546
MANEWADA-9923299718

Agreed &accepted by:
M/s Devikar Land Developers
Devikar Land Developer

Partner

Signature of Promoter
Name: **Mr. Pandit ShankarraoDevikar**
Date: 31/01/2025

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