

**FORM 1**  
**[See Regulation 3]**  
**ARCHITECT'S CERTIFICATE**

Date: 02/04/2024

To,  
DEOVRAT SANJAY JAISWAL  
A-503, SHEWALKAR GARDENS  
SOUTH AMBAZARI ROAD, GOPAL NAGAR,  
NEAR VNIT GATE, NAGPUR - 440022

Subject: Certificate of Percentage of Completion of Construction Work of **R-17 DEV HEIGHTS** having MahaRERA Registration no. **P50500031716** being developed by **DEOVRAT SANJAY JAISWAL**.

Sir,  
I/ We **Emanate Design (Architect Lokesh Kadu)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **R-17 DEV HEIGHTS**, having MahaRERA Registration no. **P50500031716** being developed by **DEOVRAT SANJAY JAISWAL**.

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for 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**

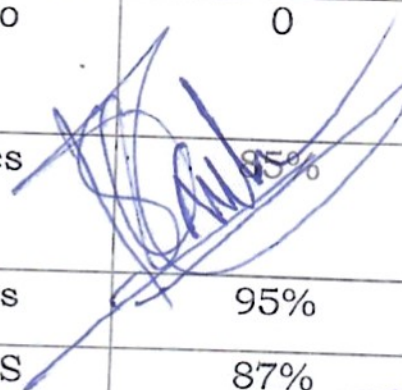
Building Number R-17 DEV HEIGHTS

| Sr. No | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                                        | Percentage of work done |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | Nil                     |
| 3      | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                        | Nil                     |
| 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                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 8      | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                              | 95%                     |
| 9      | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 99%                     |
| 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 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. | 92%                     |

At: LOKESH KADU  
CA/2007/39381  
R-402, NIT-2140

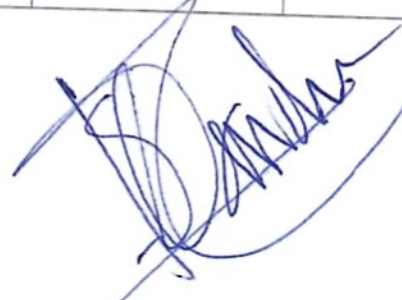
**TABLE-B**  
**Common Areas (Internal & External Development Works) in Respect of**  
**the entire Registered Phase / Project Number**

| S.No. | Common areas and Facilities, Amenities             | Proposed (Yes/No) | Percentage of Actual Work done (As on date of the certificate) | Details            |
|-------|----------------------------------------------------|-------------------|----------------------------------------------------------------|--------------------|
| 1     | Internal Roads & Footpaths                         | No                | 0                                                              | NA                 |
| 2.    | Water Supply                                       | Yes               | 90%                                                            | NMC WATER AFTER OC |
| 3.    | Sewerage (chamber, lines, Septic Tank , STP)       | Yes               | 90%                                                            | AS PER PLAN        |
| 4.    | Storm Water Drains                                 | Yes               | 85%                                                            | AS PER PLAN        |
| 5.    | Landscaping & Tree Planting                        | Yes               | 50%                                                            | AS PER PLAN        |
| 6.    | Street Lighting                                    | No                | 0                                                              | NA                 |
| 7.    | Community Buildings                                | No                | 0                                                              | NA                 |
| 8.    | Treatment and disposal of sewage and sullage water | No                | 0                                                              | NA                 |
| 9.    | Solid Waste management & Disposal                  | No                | 0                                                              | NA                 |
| 10.   | Water conservation/ Rain water harvesting          | Yes               | 85%                                                            | AS PER PLAN        |
| 11.   | Energy management                                  | Yes               | 95%                                                            | AS PER PLAN        |
| 12.   | Fire protection and fire                           | YES               | 87%                                                            | AS PER PLAN        |

  
**At. LOKESH KADU**  
**CA/2007/39381**  
**NMCR-402, NIT-2140**

|     |                                                             |     |     |             |
|-----|-------------------------------------------------------------|-----|-----|-------------|
|     | safety<br>Requirement                                       |     |     |             |
| 13. | Electrical meter room,<br>sub-station, receiving<br>station | YES | 92% | AS PER PLAN |

Yours Faithfully



**Ar. LOKESH KADU**

CA/2007/39381

NMCR-402, NIT-2140

**Emanate Design (Architect Lokesh Kadu)**

Name of Architect & Signature

Agreed and Accepted by:



Signature of Promoter

DEOVRAT SANJAY JAISWAL

Place: Nagpur

Date:- 02/04/2024