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 – Project wise)

Date: 31/12/2024

To,

BLACKROCK BUILDCON PVT LTD,

CENTRAL ANNEX BESA – PIPLA ROAD,

BESIDE JAYANTI NAGARI -7, PIPLA, NAGPUR- 440034

Subject: Certificate of Percentage of Completion of Construction Work of **Central Annex** no of building tree of the project having MahaRERA Registration no. **P50500033794** Situated on the plot bearing on KH.NO. 159/3/A Pipla road, Mouza- Pipla, PH.NO. 38 demarcated by its boundaries to the North KH. NO. 160 to the south 24 m wide proposed O.D.R, to the East KH.NO. 159/3, to the west KH.NO. 159/1 admeasuring 6036.53 sqm area being developed by Blackrock Buildcon Pvt Ltd.

Sir,

We, D Studio Architects (Architect Pranav Lakhotiya) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Central Annex** having MahaRERA Registration no. **P50500033794** Situated on the plot bearing on KH.NO. 159/3/A Pipla road, Mouza- Pipla, PH.NO. 38 demarcated by its boundaries to the North KH. NO. 160 to the south 24 m wide proposed O.D.R, to the East 18 Mtr Wide Road, to the west KH.NO. 159/1 admeasuring 6036.53 sqm being developed by Blackrock Buildcon Pvt Ltd.

1. Following technical professionals are appointed by M/S. BLACKROCK BUILDCON PVT. LTD.

(i)	M/s D studio architects	as L.S. /Architect
(ii)	AAJ Engineers and Consultant	as Structural Consultant
(iii)	Shri Krunal P. Yenurkar	as site supervisor

Based on Site Inspection, with respect to each of the Building 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 building of the Real Estate Project under Maha RERA 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 **1** **(Central Annex)**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (if any)	-
3	Podiums (if any)	100%
4	Plinth	100%
5	Stilt Floor	-
6	Slabs of Super Structure : 11 Slabs(Including Podium i.e. First Floor)	36%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	-
8	Sanitary Fittings within the Flat/Premises	-
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	-
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-

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.	-

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

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	Yes	0	AS PER SANCTIONED PLAN
2.	Water Supply	Yes	-	Corporation Water shall be Provided after OC
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	-	AS PER DEVELOPMENT PLAN/SANCTION PLAN
4.	Storm Water Drains	Yes	-	AS PER DEVELOPMENT/ SANCTIONED PLAN
5.	Landscaping & Tree Planting	Yes	-	AS PER SANCTIONED PLAN
6.	Street Lighting	Yes	-	Street Lighting

				will be provided
7.	Community Buildings	No	-	NA
8.	Treatment and disposal of sewage and sullage water	No	-	NA
9.	Solid Waste management & Disposal	No	-	NA
10.	Water conservation/ Rain water harvesting	Yes	-	AS PER SANCTIONED PLAN
11.	Energy management	No	-	NA
12.	Fire protection and fire safety Requirement	Yes	-	As per Sanctioned Plan
13.	Electrical meter room, sub-station, receiving station	Yes	-	ELECTRIC METER ROOM WILL BE PROVIDED
14.	Open Parking	No	-	NA

Yours Faithfully



Pranav Lakhotiya

Name of Architect & Signature

Reg. no. NMC/R-498

NIT: 2342