

**SATYENDRA GUPTA**

**Architect**

**CA / 2001 / 28453**

**architects • interiors • engineers • landscape**

Plot No:- 136-B, Ground Floor, Renuka

Apartment, Pande Layout, Nagpur-25

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**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. 11 for the quarter ending 31/12/2024 )

To,  
Shri Randal Infra,  
Shop No. 114-115, Shri Ganesh Heights Apartment,  
1st Floor, Khamla Chowk, Ring Road, Kotwal Nagar,  
Nagpur.

**Subject** Certificate of Percentage of Completion of Construction Work of "SHRI RANDAL HEIGHTS-I" having MahaRERA Registration Number P50500034089 Only applicable after Project Registration) being Developed by Shri Randal Infra.

Sir,

I / We **SANRACHNA** have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **01 No. of Building (s)** of the Project "**SHRI RANDAL HEIGHTS-I**" construction of (G+15) Storied Residential Building situated on Khasra No. 58/6, 58/1K (part), C.T.S. No. -499, Sheet No.-674/8, NMC House No. 3463/1to8, Mouza-Somalwada, Ward No.-15, "Shri Datta Vihar" Layout, Narendra Nagar, Nagpur-440015, on Plot Area Admeasuring of 1158.65 Sq. Mtr having MahaRERA Registration Number **P50500034089** Only applicable after Project Registration being Developed by **Shri Randal Infra**.

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**

**Building 01 (RESIDENTIAL): Percentage Completion as on DECEMBER-2024**

| S. No. | Tasks / Activity                                                                    | Percentage of Actual Work Done<br>(As on date of the Certificate) |
|--------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| (1)    | (2)                                                                                 | (3)                                                               |
| 1.     | Excavation                                                                          | 100%                                                              |
| 2.     | Basements (if any)                                                                  | -                                                                 |
| 3.     | Podiums (if any)                                                                    | -                                                                 |
| 4.     | Plinth                                                                              | 100%                                                              |
| 5.     | Stilt Floor                                                                         | -                                                                 |
| 6.     | Slab of Super Structure                                                             | 100%                                                              |
| 7.     | Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises | 98%                                                               |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 8.  | Sanitary Fittings within Flats / Premises                                                                                                                                                                                                                                                                                                                                                                                               | 50% |
| 9.  | Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                               | 80% |
| 10. | External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing                                                                                                                                                                                                                                                                                                                      | 90% |
| 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 | 80% |

**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 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                 |                                                            |         |
| 4.     | Storm Water Drains                                    | NO                  |                                                            |         |
| 5.     | Landscaping & Tree Planting                           | YES                 |                                                            |         |
| 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                 |                                                            |         |
| 11.    | Energy Management                                     | NO                  |                                                            |         |
| 12.    | Fire Protection & Fire Safety requirements            | NO                  |                                                            |         |
| 13.    | Electrical Meter Room, Sub-Station, Receiving Station | YES                 |                                                            |         |
| 14.    | Open Parking                                          | NO                  |                                                            |         |
| 15.    | Aggregate area of recreational Open Space             | NO                  |                                                            |         |

Yours faithfully,

**SATYENDRA GUPTA**

Architect

License Number **CA/2001/28453**

**AR. SATYENDRA GUPTA**  
C.O.A. Reg. No.: CA/2001/28453  
N.I.T. Lic. No.: 1621  
N.M.C. Lic. No.: NMC/R-156  
N.M.R.D.A. Lic. No.: 438

Agreed & Accepted by:

**SHRI RANDAL INFRA**

Name: **Shri Rajesh Ashokji Dawda**

Date: 31-12-2024

