VISTAAR

Architect, Planner, Landscape Architect, Interior Designer, Cover Valuer

Vistaar Heights,4th floor, Plot No.146-151, Opp. Shree Gajanan Maharaj Mandir,
Zenda Chowk, Dharampeth, NAGPUR-10.
M.NO.-9422103220.

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: 30-06-2022

To,

KARAMCHAND REALTECH PRIVATE LIMITED

Plot No.12, "The Edge",3rd Floor,

WHC Road, Shankar Nagar,

Nagpur 440010

Subject: Certificate of Percentage of Completion of Construction Work of **KARAMCHAND DREAM 1** Residential Layout , situated on the KH.NO. 15 of Mouza Jmatha,Tah.Nagpur (Rural),Dist. Nagpur. Project having MahaRERA Registration Number P 50500034124 being Developed by **KARAMCHAND REALTECH PRIVATE LIIMITED**.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **KARAMCHAND DREAM 1** having MahaRERA Registration Number P 50500034124 being Developed by KARAMCHAND REALTECH PRIVATE LIIMITED.

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 is Not Applicable as this is a Plotting Layout Project.

TABLE-A

Layout / Building / Wing Number...**N.A** (to be prepared separately for each Layout/Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slab of Super Structure	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	0%
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	0%

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	YES	60%	
2.	Water Supply	YES	70%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	60%	
4.	Strom Water Drains	YES	80%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	50%	
7.	Community Buildings	NO	0%	
8.	Treatment & Disposal of Sewage and Sullage Water	YES	50%	
9.	Solid Waste Management & Disposal	NO	0%	
10.	Water Conservation / Rain Water Harvesting		70%	
11.	Energy Management	NO	0%	
12.	Fire Protection & Fire Safety requirements	NO	0%	
13.	Electrical Meter Room, Sub-Station, Receiving Station	NO	0%	
14.	Others (Option to Add more)			

Yours faithfully,

Signature & Name Of Architect
License Number (_____)

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

Agreed & Accepted by:

Name : KARAMCHAND REALTECH PVT LTD

Date : 30-06-2022