

**VISTAAR**

Architect, Planner, Landscape Architect, Interior Designer, Gover. Valuer

Vistaar Heights, 4<sup>th</sup> 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: 31-12-2022**

To,

**KARAMCHAND REALTECH PRIVATE LIMITED**

**Plot No.12, "The Edge", 3<sup>rd</sup> 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 LIMITED**.

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 LIMITED**.

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<br>(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<br>(Yes / NO) | Percentage of actual Work Done<br>(As on date of Certificate) | Details |
|--------|-------------------------------------------------------|------------------------|---------------------------------------------------------------|---------|
| (1)    | (2)                                                   | (3)                    | (4)                                                           | (5)     |
| 1.     | Internal Roads & Footpaths                            | YES                    | 100%                                                          |         |
| 2.     | Water Supply                                          | YES                    | 100%                                                          |         |
| 3.     | Sewerage (Chamber, Lines, Septic Tank, STP)           | YES                    | 90%                                                           |         |
| 4.     | Storm Water Drains                                    | YES                    | 100%                                                          |         |
| 5.     | Landscaping & Tree Planting                           | YES                    | 100%                                                          |         |
| 6.     | Street Lighting                                       | YES                    | 100%                                                          |         |
| 7.     | Community Buildings                                   | NO                     | 0%                                                            |         |
| 8.     | Treatment & Disposal of Sewage and Sullage Water      | YES                    | 90%                                                           |         |
| 9.     | Solid Waste Management & Disposal                     | NO                     | 0%                                                            |         |
| 10.    | Water Conservation / Rain Water Harvesting            |                        | 100%                                                          |         |
| 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 : 31-12-2022