Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

**Annexure A**

**FORM 1**

**(*See* Regulation 3)**

# ARCHITECT'S CERTIFICATE

**(Layout Development Works)**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

Date : 30/06/2023

**Smt. Geeta Harsh Agrawal ,**
**Shri. Anand Omprakash Agrawal &**
**Smt. Rachna Raju Agrawal.**
109, Steel Chamber Building, Bhandara Road,
Opp. Jain Mandir, Wardhaman Nagar,
Nagpur-440008.

Subject: Certificate of Percentage of Completion of **"Layout Development Works"** of the Project situated on Land bearing Kh. no. 22/B/2 , PH. No. 33, Mouza : Tarodi (BU), Tahsil : Kamtee, District : Nagpur demarcated by its boundaries (latitude and longitude of the end points (21°07'04.9"N, 79°10'19.6"E) Kh. No. 22/B/1_to the North, _Kh. No. 18 M wide road to the South, Kh. No. 19, 20 to the East, Kh. No. 22K/1A to the West of Division Nagpur, admeasuring **15872.511 sq.mts.** area, having RERA Registration Number: **P50500045470** being developed by **Smt. Geeta Harsh Agrawal , Shri. Anand Omprakash Agrawal & Smt. Rachna Raju Agrawal.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of **"Layout Development Works"** situated on Land bearing 22/B/2 , PH. No. 33, Mouza : Tarodi (BU), Tahsil : Kamtee, District : Nagpur Pin 441204, admeasuring **15872.511 sq.mts.** area having RERA Registration Number: **P50500045470** being developed by **Smt. Geeta Harsh Agrawal , Shri. Anand Omprakash Agrawal & Smt. Rachna Raju Agrawal.**

Based on site Inspection, with respect to Layout/each of the Building / Wing 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 / Wing 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 /Wing Number _____ (to be prepared separately for each Building /Wing of the Project)**

| Sr. No Tasks / Activity | Percentage of Work Done |
|---|---|
| 1. Excavation | N.A. |
| 2. _____ number of Basement(s) and Plinth | N.A. |
| 3. _____ number of Podiums | N.A. |
| 4. Stilt Floor | N.A. |
| 5. _____ number of Slabs of Super Structure | N.A. |
| 6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises | N.A. |
| 7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises | N.A. |
| 8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank | N.A. |
| 9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing, | N.A. |
| 10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate. | N.A. |

**TABLE – B**

**Internal & External Development Works in Respect of the entire Registered Phase**
Kh. no. 22/B/2, PH. No. 33, Mouza : Tarodi (BU), Tahsil : Kamtee, District : Nagpur

| S. No. | Common areas and Facilities, Amenities | Proposed (Yes/No) | % of work done | Details |
|---|---|---|---|---|
| 1. | Internal Roads & Footpaths | YES | 40 % | |
| 2. | Water Supply | YES | 60 % | |
| 3. | Sewerage (chamber, lines, Septic Tank, STP) | YES | 50 % | |
| 4. | Storm Water Drains | YES | 60% | |
| 5. | Landscaping & Tree Planting | NO | --- | |
| 6. | Street Lighting | YES | 0 % | |
| 7. | Community Buildings | NO | --- | |
| 8. | Treatment and disposal of sewage and sullage water | YES | 0% | |
| 9. | Solid Waste Management and disposal. | NO | --- | |
| 10. | Water Conservation, Rain water harvesting | YES | 40 % | |
| 11. | Energy Management | NO | --- | |
| 12. | Fire protection and fire safety requirement | NO | --- | |
| 13. | Electrical meter room, sub-station, receiving station | YES | 0 % | |
| 14. | Other (Option to Add More) | | | |

**On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.**

**Yours Faithfully,**

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature
Name:- PRASHANT B. SATPUTE.

Agreed and Accepted by: **Smt. Geeta Harsh Agrawal ,**
**Shri. Anand Omprakash Agrawal & Smt. Rachna Raju Agrawal.**
Signature of Promoter :
Name:
Date: 30.06.2023

GRA ASSOCIATES
PARTNER