ANNEXEURE A
FORM 1
(SEE REGULATION3)
ARCHITECT'S CERTIFICATE
(FOR THE QUARTER ENDED 31 DECEMBER 2024]
BABA HERITAGE – Project Registration No. P50500033933

Date: 18 April 2025

To,
M/s. G P Builders and Developers
Prop. Syed Abid Syed Shoukat Ali
289, Chishty Manzil, Chishty Road, Bhaldarpura,
Behind Congress Devadiya Bhavan, Nagpur - 440018.

Subject: Certificate of percentage of Completion of Construction Work of **BABA HERITAGE"** of the Project Registration No. **P50500033933**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Nazul Plot No. 1099, City Survey No. 1279, Sheet No. 60, NMC House No. 449, Ward No. 56, Indora, Nagpur, demarcated by its boundaries (latitude and longitude of the end points) Plot No. 1100 to the North, Plot No. 1098 to the South, **Road to the East, 12 Mtr wide Road to the West**, of village Nagpur, Taluka – Nagpur, District – Nagpur, PIN – 440017, admeasuring 480.00 sq. mts. area being developed by **M/s. G P Builders and Developers, Prop. Syed Abid Syed Shoukat Ali.**

Sir,

I/We JITENDRA INGULKAR., have undersigned assignment as Architect/Licensed Surveyor of certifying percentage of completion of construction work of **BABA HERITAGE"** of the Project Registration No. **P50500033933**, situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Nazul Plot No. 1099, City Survey No. 1279, Sheet No. 60, NMC House No. 449, Ward No. 56, Indora, Nagpur, demarcated by its boundaries (latitude and longitude of the end points) Plot No. 1100 to the North, Plot No. 1098 to the South, **Road to the East, 12 Mtr wide Road to the West**, of village Nagpur, Taluka – Nagpur, District – Nagpur, PIN – 440017, admeasuring 480.00 sq. mts. area being developed by **M/s. G P Builders and Developers, Prop. Syed Abid Syed Shoukat Ali.**

Based on site inspection, with respect to Layout / each of the 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 Building/Wing of the Real Estate Project under

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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
BABA HERITAGE – Project Registration No. P50500033933

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	100 %
2	Basement (if any)	- %
3	Podium (if any)	- %
4	Plinth	100 %
5	Stilt Floor	- %
6	Slab of Super Structure	100 %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	85 %
8	Sanitary Fitting with Flat & Premises	55 %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	90 %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	- %
11	Installation of lifts, water pumps, fire fighting fitting and equipments as per CFO NOC Electrical Fitting, Mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities	- %

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TABLE B

BABA HERITAGE – Project Registration No. P50500033933

Sr No. (1)	Common Area & Facilities (2)	Proposed Yes/No (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1	Internal Road & Footh path	NO	N.A.	N.A.
2	Water Supply	YES	100 %	Work-in-progress
3	Sewerage (Chamber Lines, Septic Tanks, STP)	YES	80 %	Work-in-progress
4	Storm Water Drains	YES	60 %	Work-in-progress
5	Landscaping and Tree Planting	YES	65 %	Work-in-progress
6	Street Lighting	NO	N.A.	N.A.
7	Community Building	NO	N.A.	N.A.
8	Treatment and Disposal of sewage and sullage water	YES	60 %	Work-in-progress
9	Solid waste management & disposal	YES	60 %	Work-in-progress
10	Water Conservation/ Rain Water Harvesting	YES	60 %	Work-in-progress
11	Energy Management	NO	N.A.	N.A.
12	Fire protection and fire safety requirements	NO	N.A.	N.A.
13	Electrical meter room, sub-station, receiving station	YES	60 %	Work-in-progress
14	Other (Option to Add More)	NA	N.A.	N.A.

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Yours Faithfully,

JITENDRA INGULKAR
(D.C.R.E.)
NIT Reg. No.: 1714
NMC Reg. No.: 557

Signature & Nam JITENDRA INGULKAR OF L.S./ Architect

(License No-NIT -1714,NMC-557)

Agree and Accepted
Signature of Promoter

G.P. BUILDER & DEVELOPERS NAGPUR

Name:M/s. G P Builders and Developers
Prop. Syed Abid Syed Shoukat Ali
Date: 18 April 2025

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