

**FORM 1** [see Regulation 3]

**ARCHITECT'S CERTIFICATE**

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

Date: 20/07/2024

To

To

The R B Construction Co  
Plot No 252/2, Datta Nagar  
New Mankapur Ring Road  
Nagpur-440013

**Subject :**        **Certificate of Percentage of Completion of Construction Work of Shiv Govind Lotus No. of Building(s)/ 1Wing(s) of the- 1 Phase of the Project [Real Estate Regulatory Authority, Maharashtra Registration Number] situated on the Plot bearing khasra no.27/1/ Final Plot no 3 demarcated by its boundaries ( latitude and longitude of the end points)\_\_\_to the North\_ to the South to the East to the West, of village Nagpur Tehsil District Nagpur measuring 1481.02 sq.mts being developed by R B CONSTRUCTION CO. NAGPUR**

Sir,

I/ We Yashwant Pochalwar have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Contruction Work of the Building (s) /Wing (s) of the 1 Phase of the project, situated on the plot bearing khasra no. 27/1 Final Plot no 3 of City Survey No 38 Sheet no 32 of Mouza ZingaBai Takli village Nagpur, Tehsil District Nagpur, PIN 440030 admeasuring 1481.02 sq.mts. area being developed by [Promoter's Name]  
Following technical professionals are appointed by Owner/Promoter

M/s/Shri/Smt Yashwant Pochalwar as L.S. / Architect;

M/s /Shri / Smt Ashish Soni as Structural

Consultant

M/s /Shri / Smt Afzal Hussani as MEP

Consultant

M/s /Shri / Smt Mayur Ragorte as Site Supervisor

Based on Site Inspection, with respect to 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 as registered vide Number P50500034276 under Real Estate Regulatory Authority, Maharashtra 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**

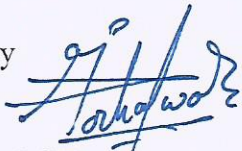
Building /Wing Number\_\_\_\_\_ (to be prepared separately for each Building /Wing of the Project)- Shiv-Govind Lotus

| <b>Sr. No</b> | <b>Tasks/Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Percentage of Actual Work Done (As on 30.06.2024)</b> |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1             | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.00                                                   |
| 2             | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                                                     |
| 3             | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.00                                                     |
| 4             | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.00                                                   |
| 5             | Stile Floor                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.00                                                     |
| 6             | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                              | 100.00                                                   |
| 7             | Internal walls, internal Plaster, Floorings, Doors and windows within the Flats/Premises                                                                                                                                                                                                                                                                                                                                              | 100.00                                                   |
| 8             | Sanitary Fittings within within the Flats/Premises                                                                                                                                                                                                                                                                                                                                                                                    | 90.00                                                    |
| 9             | Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                         | 80.00                                                    |
| 10            | External plumbing and external palster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                     | 100.00                                                   |
| 11            | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, 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 in agreement of Sale. Any other activities | 90.00                                                    |

**TABLE-B**  
**Internal & External Development Works in Respect of the entire Registered Phase**

| S.No | Common areas and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details |
|------|-------------------------------------------------------|-------------------|-------------------------|---------|
| 1.   | Internal Roads & Footpaths                            | NA                |                         |         |
| 2.   | Water Supply                                          | YES               | 90%                     |         |
| 3.   | Sewarage (chamber, lines, Septic Tank , STP)          | YES               | 94%                     |         |
| 4.   | Storm Water Drains                                    | YES               | 94%                     |         |
| 5.   | Landscaping & Tree Planting                           | YES               | 0%                      |         |
| 6.   | Street Lighting                                       | YES               | 75%                     |         |
| 7.   | Community Buildings                                   | NO                |                         |         |
| 8.   | Treatment and disposal of sewage and sullage water    | YES               | 94%                     |         |
| 9.   | Solid Waste management & Disposal                     | NO                |                         |         |
| 10.  | Water conservation, Rain water harvesting             | YES               | 94%                     |         |
| 11.  | Energy management                                     | NO                |                         |         |
| 12.  | Fire protection and fire safety requirements          | NO                |                         |         |
| 13.  | Electrical meter room, sub-station, receiving station | YES               | 85%                     |         |
| 14.  | Others ( Option to Add more)                          |                   |                         |         |

Yours Faithfully



(YASHWANT POCHALWAR) of L.S/ Architect (License NO 1192/00)



**YASH ASSOCIATES**

Architects - Engineers - Interiors

N.I.T. LIC. No. : 1192/00

N.M.C. LIC. No. : 357/04

NMRDA LIC. No. : 442/22