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: 10/01/2025

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

Sr. No	*Tasks/Activity*	*Percentage of Actual Work Done (As on 31.12.2024)*
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	97.00
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	98.00
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	97.00

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 & Foothpaths	NA		
2.	Water Supply	YES	100%	
3.	Sewarage (chamber, lines, Septic Tank , STP)	YES	100%	
4.	Storm Water Drains	YES	100%	
5.	Landscaping & Tree Planting	YES	0%	
6.	Street Lighting	YES	100%	
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	YES	98%	
9.	Solid Waste management & Disposal	NO		
10.	Water conservation, Rain water harvesting	YES	100%	
11.	Energy management	NO		
12.	Fire protection and fire safety requirements	NO		
13.	Electrical meter room, sub-station, receiving station	YES	100%	
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