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 : 20/02/2025

To,
The Brijmohan Tiwari,
Proprietor Nile Properties

Subject : Certificate of Percentage of Completion of development Work of Khasra No. 206/1 of Malegaon Phase of the Project [MahaRERA Registration Number P50500047414 situated on the Malegaon.

Plot bearing Khasra No 206/1/Final Plot No 1 to 90 demarcated by its boundaries (latitude and longitude of the end point) By Government Land & Road, to the North By Khasra No 206/2, to the South by Pandhan, to the East by road, to the West by Road.

Taluka Katol, District Nagpur, Pin-441302, admeasuring 18711.33 sq.mtrs. area being developed by Mr Brijmohan Tiwari Proprietor Nile Properties.

Sir,

I Mr. Brijmohan Tiwari proprietor Nile of Nile Properties have undertaken assignment as Architect/Licensed Surveyour of Certifying percentage of Completion of development work of the residential layout(s)/of the Phase of the Project, situated on the plot bearing Khasra No 206/1 Final Plot No. 1 to 90 of Division Malegaon, village - Taluka Katol, District Nagpur Pin-441302, admeasuring 18711.33 sq mtrs. area being developed by Mr. Brijmohan Tiwari Properties Nile Properties.

1) Following technical professionals are appointed by Owner/Promoter :--

(i) Shri Ashish N Khobragade as Architect;
(ii) Shri Sachin S. Wadichar as Engineer.
(iii)Shri Nikhil Dahat as Quantity Surveyor

Based on the Site Inspection, with respect to the Layout of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Layout of the Real Estate Project as Registered vide number P50500047414 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

Layout / Building / Wing Number __ (to be prepared separately for each Layout/Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	-NA-
2.	Basements (if any)	-NA-
3.	Podiums (if any)	-NA-
4.	Plinth	-NA-
5.	Stilt Floor	-NA-
6.	Slab of Super Structure	-NA-
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	-NA-
8.	Sanitary Fittings within Flats / Premises	-NA-
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	-NA-
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	-NA-
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	-NA-

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project Number

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	21%	
2.	Water Supply	NA	-	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	NA	-	
4.	Strom Water Drains	NA	-	
5.	Landscaping & Tree Planting	YES	18%	
6.	Street Lighting	YES	30.31%	
7.	Community Buildings	NA	-	
8.	Treatment & Disposal of Sewage	NA	-	

	and Sullage Water			
9.	Solid Waste Management & Disposal	NA	-	
10.	Water Conservation / Rain Water Harvesting	NA	-	
11.	Energy Management	NA	-	
12.	Fire Protection & Fire Safety requirements	NA	-	
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	100%	
14.	Others (Option to Add more)	NA	-	

Yours faithfully,

Signature & Name
(ASHISH N KHOBRAGADE) of Land Surveyor / Architect
License Number (_____)

ASHISH N. KHOBRAGADE
(B.E. CIVIL)
LICENSE NO. - STATE/R/2024/APL/09610
CONTACT NO. - 8793801150
DATED - 01/01/2024 TO 31/12/2025

Agreed & Accepted by:

Signature of Promoter
Name: Brijmohan Tiwari
Date: 20 Feb 2025