Padole Associates
Architectural Consultant
60, Gurukrupa Lay-out, Near Naik Nagar, Manewada Ring Road, Nagpur-27.

Mahesh D. Padole
Architectural Consultant
Call : 9923299718
Office : 7770004718
maheshpadole123@rediffmail.com

• Consulting Engineer • Architectural Designer • Planner, Estimator, Valuer • Licenced Surveyar

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: 31-12-2023

To,
M/S. Ahirkar Developers
Ahirkar Complex, Ganjakhet Chowk,
Panchpaoli Road, Gandhibag Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work of "**Miraya Enclave**" having MahaRERA Registration Number **P50500047490** (Only applicable after Project Registration) being Developed by **M/S. Ahirkar Developers.**

Sir,

I Mahesh Padole have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of "**Miraya Enclave**" having MahaRERA Registration Number **P50500047490** (Only applicable after Project Registration) being Developed by **M/S. Ahirkar Developers.**

Based on the Site Inspection, with respect to the Layout / each 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 the Building/Wing of the Real Estate Project 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
Miraya Enclave
(to be prepared separately for each Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	65%
8.	Sanitary Fittings within Flats / Premises	20%
9.	Staircases, Lift Wells & Lobbies at each Floor	20%

	Level Overhead and Underground Water Tanks	
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	0%
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	0%

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	No	NA	NA
2.	Water Supply	Yes	50%	Well and NMC Water
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	20%	Chambers, Lines
4.	Strom Water Drains	Yes	30%	Drains
5.	Landscaping & Tree Planting	No	NA	NA
6.	Street Lighting	No	NA	NA
7.	Community Buildings	No	NA	NA
8.	Treatment & Disposal of Sewage and Sullage Water	No	NA	NA
9.	Solid Waste Management & Disposal	No	NA	NA
10.	Water Conservation / Rain Water Harvesting	Yes	10%	As per Requirements
11.	Energy Management	No	NA	NA
12.	Fire Protection & Fire Safety requirements	No	NA	NA
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	Meter Room
14.	Others (Option to Add more)	No	NA	NA

Yours faithfully,

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T. L.S. NO. 2090
N.M.C.L.S. NO. L-447

Signature & Name
Mahesh Padole
Local Authority License Number (if applicable)

Agreed & Accepted by:
AHIRKAR DEVELOPERS
Proprietor

Signature of Promoter/Joint landowner
Firm Name : M/S. Ahirkar DevelopersDate:
Proprietor: Swapnil Ahirkar
Date: 31-12-2023
Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specifications mentioned in the Agreement to Sale.

2. (*) Quantity Survey can be done by the office of Engineer or can be done by an independent Quantity Surveyor, who's Certificate of Quantity Calculated, can be relied up on by Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) & in case quantity are being calculated by office of Engineer, the name of person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from difference between Total Estimated Cost (1) & actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an Estimated Cost any deviation quantity required for the Development of Real Estate Project will result in an amendment of the cost incurred / to be incurred.

4. All components of work with specifications are indicative & not exhaustive

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in Agreement of Sale.

TABLE – C

List of Extra / Additional / Deleted Items considered in the Cost
(Which were not parts of the original Estimate of Total Cost)

S. No.	List of Extra / Additional / Deleted Items	Amount (in Rs.)
1.		
2.		