Padole Associates
Architectural Consultant
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• 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: 30-09-2024

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	100%
8.	Sanitary Fittings within Flats / Premises	60%
9.	Staircases, Lift Wells & Lobbies at each Floor	50%

	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	60%	Well and NMC Water
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	50%	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 MAHESH PADOLE ARCHITECT / ENGINEER STATE/R/2022/APL/01646 MANEWADA-9923283718 **Mahesh Padole** **License Engineer/ ~~Architect~~ Name:** Date – 30-09-24	**Agreed & accepted by:** AHIRKAR DEVELOPERS Proprietor **Signature Of Promoter** M/S. Ahirkar Developers Swapnil Ahirkar Proprietor Date – 30-09-24