

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

(Certificate no _____ for the quarter ending 31/12/2023)

To,
Mr Kapil Nathani (Prestige builders)
NAGPUR

Subject: Certificate of Percentage of Completion of Construction Work of "STELLA" having MahaRERA Registration Number -P50500047840 being developed by Mr Kapil Nathani.

Sir,

I / We __ have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of "STELLA" having MahaRERA Registration Number - P50500047840 being developed by Mr Kapil Nathani.

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

Project Situated at Plot Bearing / CTS / Survey / Final Plot No. : PLOT NO 26SURVEY NO 481 SHEET NO 10 11 at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440008

S. No.	Tasks / Activity	% of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	-
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	30%

9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	85%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	60%
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	-

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	% of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO		
2.	Water Supply	YES		
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES		
4.	Storm Water Drains	NO		
5.	Landscaping & Tree Planting	YES		
6.	Street Lighting	NO		
7.	Community Buildings	NO		
8.	Treatment & Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	NO		
10.	Water Conservation / Rain Water Harvesting	YES		
11.	Energy Management	NO		
12.	Fire Protection & Fire Safety requirements	YES		
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES		
14.	Open Parking	YES		
15.	Aggregate area of recreational Open Space	NO		

Yours faithfully,

Ar. Sanjay Puri
CA/92/15242



Agreed & Accepted by:

Name: Kapil Nandkishor Nathani
Date: 31/12/2023