B. P. GOHAR

(Consulting Architect & Engineer)

ASPECT DESIGN

N.M.R.D.A. LS.No.341, N.I.T. LS.No.885, N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017

308, Imperial Plaza, Anand Talkies Sq., Sitabuldi, Nagpur-12.
(M) 9665543417

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:30/06/2024

(Certificate no_____ for the quarter ending 30/06/2024)

To,
Lotus Infraspace Developers,
Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work of **"Shantam Nagari"** having MahaRERA Registration Number -**P50500049184** being developed **by M/s Lotus Infraspace Developers through Partner Mr. Gopal Chandak.**

Sir,

I / We ____have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **"Shantam Nagari"** having MahaRERA Registration Number **P50500049184** Only applicable after Project Registration being Developed by M**/s Lotus Infraspace Developers through Partner Mr. Gopal Chandak.**

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

KH NO 58-1,KH NO 59, KH NO 61at Katol (M Cl), Katol, Nagpur, 441302.

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	75%	
2.	Water Conservation, Rain water Harvesting :	NO	100%	
3.	Energy management :	NO	-	
4.	Fire Protection And Fire Safety Requirements :	NO	-	
5.	Electrical Meter Room, Sub-Station, Receiving Station :	YES	80%	
6.	Aggregate area of recreational Open Space :	YES	-	
7.	Open Parking :	NO	-	
8.	Water Supply :	YES	60%	
9.	Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	-	
10.	Storm Water Drains :	YES	-	
11.	Landscaping & Tree Planting :	YES	-	
12.	Street Lighting :	YES	60%	
13.	Community Buildings :	NO	-	
14.	Treatment And Disposal Of Sewage And Sullage Water :	YES	100%	
15.	Solid Waste Management And Disposal :	NO	-	

Yours faithfully,

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417

Signature & Name (IN BLOCK LETTERS) of Land Surveyor / Architect
License Number (_____)

Agreed & Accepted by:

Signature of Promoter
Name: Lotus Infraspace Developers
Date: 18.12.2024