

VISTAAR

Architect, Planner, Landscape Architect, Interior Designer, Government

Vistaar Heights, 4th floor, Plot No. 146-151, Opp. Shree Gajanan Maharaj Mandir,
Zenda Chowk, Dharampeth, NAGPUR-10.

M.NO.-9422103220

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: 13/01/2023

To,

Iwars Private Limited,

Shop No. 15 Ashirwad Apartment

H B Town Bhandara Road, Nagpur

Maharashtra 440035.

Subject: Certificate of Percentage of Completion of Construction Work of **Sainagari-1** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **Iwars Private Limited**.

Sir,

I **Ar. C.D. Giripunje** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **Sainagari-1** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **Iwars Private Limited**.

Based on site Inspection, with respect to Layout / each of the Building/ wing of the aforesaid Real Estate Project. I certify that on as on the 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 the work executed with respect to each of the activity of the entire phase is detained in Table B.

TABLE-A

Layout Number 0 (to be prepared separately for each Layout /Building /Wing of the project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)

1.	Excavation	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premise	0%
8.	Sanitary Fitting within the Flat/Premises	0%
9.	Staircases Lifts Wells and at each Floor level Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, mechanical equipment, 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 in agreement of Sale. Any other activities.	0%

TABLE-B

Common Areas (Internal and External Development Works) in respect of the Registered phase / Project Number.

Sr. No. (1)	Common Areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	Through water connection from OCW
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	0%	Chambers, Line
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	Trees
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	
9.	Solid Waste management & Disposal	No	0%	
10.	Water conservation / Rain water harvesting	Yes	0%	Rain water harvesting
11.	Energy management	No	0%	

12.	Fire protection and fire safety requirements	No	0%	
13.	Electrical meter room, sub-station, receiving station.	Yes	0%	Electrical room
14.	Others (Option to Add more).			

Yours Faithfully,

C.D. Giripunje

License No. C.A. / 2001/ 27832


ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

Agreed and Accepted by:

For Iwars Private Limited


For Iwars Private Limited

Through Authorized Director

Director

Shri Prafulla C. Itkelwar

Date: 12/01/2023