

VISTAAR

Architect, Planner, Landscape Architect, Interior Designer, Gover Valuer

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: - 11/02/2024

To,
The Iwars Private Limited
Prop. Prafulla Chandrakant Itkelwar
Shop No. 15, Ashirwad Apartment,
HB Town Bhandara Road,
Nagpur - 440 035.

Subject: Certificate of Percentage of Completion of Construction Work of **SAI NAGARI- 1**,
having MahaRERA Registration Number **P50500050037** (Only Applicable after project
Registration) being developed by **Iwars Private Limited**.

Sir,

I **C.D. Giripunje** have undertaken assignment as Architect /Licensed Surveyor of certifying
Percentage of Completion of Construction Work of **SAI NAGARI - 1** having MahaRERA
Registration Number **P50500050037** (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 / Building / Wing Number _____ (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	---
2.	Basements (if any)	---
3.	Podiums (if any)	---
4.	Plinth	---
5.	Stilt Floor	---
6.	Slabs of Super Structure	---
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premise	---
8.	Sanitary Fitting within the Flat/Premises	---
9.	Staircases Lifts Wells and at each Floor level Overhead and Underground Water Tanks	---
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	---
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.	---

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	47	---
2.	Water Supply	Yes	52	---
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	45	---
4.	Storm Water Drains	Yes	--	---
5.	Landscaping & Tree Planting	Yes	55	---
6.	Street Lighting	Yes	47	---
7.	Community Buildings	No	--	---
8.	Treatment and disposal of sewage and sullage water.	Yes	0	---

9.	Solid Waste management & Disposal	No	--	---
10.	Water conservation / Rain water harvesting	No	--	---
11.	Energy management	No	--	---
12.	Fire protection and fire safety requirements	No	--	---
13.	Electrical meter room, sub-station, receiving station.	No	--	---
14.	Others (Option to Add more).	Playground	55	---

Agreed and Accepted by:
For **Iwars Private Limited**
For **Iwars Private Limited**

Yours Faithfully,

Signature of Promoter:
Through Authorized Director
Shri Prafulla C. Itkelwar
Place: - Nagpur
Date: - 11/02/2024

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