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: - **18/08/2024**

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**	**100**	---
2.	Water Supply	**Yes**	**100**	---
3.	Sewerage (Chamber, lines, Septic Tank, STP).	**Yes**	**100**	---
4.	Storm Water Drains	**Yes**	**100**	---
5.	Landscaping & Tree Planting	**Yes**	**100**	---
6.	Street Lighting	**Yes**	**100**	---
7.	Community Buildings	**No**	--	---
8.	Treatment and disposal of sewage and sullage water.	**Yes**	**100**	---
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**	**100**	---

Agreed and Accepted by:

For **Iwars Private Limited**

For Iwars Private Limited

Director

Signature of Promoter:

Through Authorized Director

Shri Prafulla C. Itkelwar

Place: - **Nagpur**

Date: - **18/08/2024**

Yours Faithfully,

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