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)

For the January to March 2023

Date: 01/03/2024

To,
Mrs. Rajni Marotrao Ninawe ,
Plot No 02, Co Operative Society, Cement Road, Dabha, Wadi, Nagpur – 440023

Subject: Certificate of Percentage of Completion of Construction Work of Vithu Nagri 1 having MahaRERA Registration Number P50500050294 (Only applicable after Project Registration) being Developed by Mrs. Rajni Marotrao Ninawe .

Sir,

I, Ar. Sanjay Nandanwar, have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of **Vithu Nagri 1** having MahaRERA Registration Number **P50500050294** being Developed by **Rajni Marotrao Ninawe.**

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

~~Layout /~~ Building / Wing Number __ (to be prepared separately for each ~~Layout~~/Building/Wing of Project)

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

The Above table is not applicable since we are into Layout Plotted Developments

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	60%	As per NMRDA Norms
2.	Water Supply	Yes	55%	As per NMRDA Norms
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100%	As per NMRDA Norms
4.	Strom Water Drains	Yes	100%	As per NMRDA Norms
5.	Landscaping & Tree Planting	NA	-	-
6.	Street Lighting	NA	-	-
7.	Community Buildings	NA	-	-
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	50%	As per NMRDA Norms
9.	Solid Waste Management & Disposal	Yes	20%	As per NMRDA Norms
10.	Water Conservation / Rain Water Harvesting	Yes	20%	As per NMRDA Norms
11.	Energy Management	Yes	20%	As per NMRDA Norms
12.	Fire Protection & Fire Safety requirements	NA	NA	

13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100%	As per NMRDA Norms
14.	Others (Option to Add more)			

Yours faithfully,

Signature & Name (IN BLOCK LETTERS) of Land Surveyor / Architect **AR. Sanjay Nandanwar**

~~License Number (COA No. Reg. No. CA/1999/25349)~~

SANJAY L. NANDANWAR
D.C.E., B.E. (CIVIL)
CONSULTING ENGINEER
Lalganj, Zade Chowk, NGP.
Mob:-9371152958
N.I.T. LS No.1262/N.M.C. LS No.235
N.M.R.D.A. LS. No.371

Agreed & Accepted by: RAJNI NINAWE

सौ. रजनी निनावे.

Proprietor

Signature of Promoter

Name: Rajani Marotrao Ninawe

Date: 01/03/2024