ARCHITECTURE
URBAN DESIGN
GREEN BUILDINGS
INTERIOR DESIGN

rsa
RAVI SONKUSARE ARCHITECTS

C-2, RADHA KRISHNA APARTMENTS
187, GOKULPETH, NAGPUR - 440010
P 0712-2551321 / 0712-6458130
E RAVI.SONKUSARE@RSASTUDIO.IN

Annexure A

FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date- 18/01/2024

To,

M/S TECHOPS INFRASTRUCTURE PVT LTD,

PLOT NO. 11 & 12, GRAND AYODHYA NAGAR SAKKARDHARA NEAR SUDHANSHU HALL, NAGPUR, 440024

Subject: Certificate of Percentage of Completion of Construction Work of "**TECHOPS ROYAL**" having MahaRERA Registration No. . **P 50500051236** being developed by **TECHOPS INFRASTRUCTURE PVT LTD , P.H. No 34A CTS NO -224, WARD NO 20,KH .No 78/1, Sheet No 459/57, Corpoartion House No 3303 , Smruti Nagar, Umred Road** Village **Mouza-Dighori,** Taluka **Nagpur - 440034**

Sir,

I, Ravindra Sonkusare, have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of "**TECHOPS ROYAL**" having MahaRERA Registration No **P 50500051236** being developed by **TECHOPS INFRASTRUCTURE PVT LTD**

Based on Site Inspection, with respect to Layout / each of the Building /Wing of the aforesaid Real Estate Project, I certify that 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 detailed in Table B.

R. S. SONKUSARE
C.A. No. 97/22290
Regd. Architect

TABLE- A

Layout/Building/wing number

(To be prepared separately for each Layout/ Building / Wing of the project)

Sr. No. (1)	Task / activity (2)	Percentage of Actual Workdone (As On 18/01/2024) (3)
1	Excavation	90%
2	Basements (if any)	100%
3	Podiums (If any)	0%
4	Plinth	100%
5	Stilt floor	75%
6	Slabs of super structure	45.45%
7	Internal walls, Internal plaster, Floorings, Doors and Windows within Flat/ Premises.	0%
8	Sanitary fitting within the Flat/Premises	0%
9	Staircases, Lift Wells, and Lobbies at each Floor Level Overhead and Underground Water Tanks.	0%
10	External plumbing and external plaster, elevation, completion of terraces with the waterproofing of the Building/Wing	0%
11	Installations of Lifts, water pumps, Fire Fighting Fitting and Equipment as per CFO NCO, Electrical fitting, mechanical equipment, compliance to condition 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 area and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As On 30/09/2023) (4)	Details (5)
1	Internal Roads and Footpaths	NO	NA	NA
2	Water Supply	YES	0%	As sanctioned by NMRDA
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	As sanctioned by NMRDA
4	Storm Water Drains	YES	0%	As sanctioned by NMRDA
5	Landscaping and Tree Planting	YES	0%	As sanctioned by NMRDA



6	Street Lighting	NO	NA	NA
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	NO	NA	NA
9	Solid waste management and Disposal	NO	NA	NA
10	Water conservation/ Rainwater harvesting	YES	0%	As sanctioned by NMRDA
11	Energy management	YES	0%	As sanctioned by NMRDA
12	Fire protection and fire safety requirement	YES	0%	As sanctioned by NMRDA
13	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	As sanctioned by MSEB
14	Other (option to add more)			

Yours faithfully,

R.S. SONKUSARE C.A. No. 97/22290 Regd. Architect

R.S.Sonkusare
Architect Urban-Designer
Principal
RAVI SONKUSARE ARCHITECTS
C-2 Radha Krishna Apartment,
187, Gokulpeth, Nagpur.
+91 712 2551321
+91 98225 78331
sonkusare.r.s@gmail.com
ravisonkusarearchitects@gmail.com
spandanconsortium@gmail.com

Agreed and Accepted by:
TECHOPS INFRASTRUCTURE PVT LTD,

Mr Jeevan Ghime
Director

Date: 18/01/2024