Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

Annexure A

FORM 1

(*See* Regulation 3)

ARCHITECT'S CERTIFICATE

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

To,

Date: - 17/04/2025

M/s. Jain Realties,
Through Authorized partner
Shri. Ankit Rajendra Jain
Jain House, 56 East Wardhaman Nagar,
Nagpur-440008.

Subject: - Certificate of Percentage of Completion of Construction work of Residential Cum Commercial building **"Happy Nest"** (G+M+13) of the Project (MahaRERA Registration Number **P50500050897**) situated on the C.T.S. no. 407/1, Sheet no. 235, mouza –Nagpur, Municipal House no. 249, ward no. 07, situated at Ganeshpeth, Nagpur, Tah- Nagpur, Dist.- Nagpur demarcated by its boundaries Ganeshpeth Police Station to the North; Land owned by Anil Bothra to the South; Existing 24.00 mtr. wide cement road to the East; Existing 7.50 mtr. wide cement road to the West; Division NAGPUR, Taluka Nagpur, District NAGPUR, Pin - 440018 admeasuring **2468.760 sq. mts.** area being developed by **M/s. Jain Realties,** Through Authorized partner **Shri. Ankit Rajendra Jain.**

Sir,

I/We **DESIGN CELL** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Residential Cum Commercial building **"Happy Nest"** (G+M+13) having MahaRERA Registration Number **P50500050897** of the Project, situated on the C.T.S. no. 407/1, Sheet no. 235, mouza –Nagpur, Municipal House no. 249, ward no. 07, situated at Ganeshpeth, Nagpur, Tah. - Nagpur, Dist.- Nagpur, Pin- 440018 admeasuring **2468.760 sq. mts.** area being developed by **M/s. Jain Realties,** Through Authorized partner **Shri. Ankit Rajendra Jain.**

Based on site Inspection, with respect to 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.

TABLE – A

Building Name: "Happy Nest" C.T.S. no. 407/1, Sheet no. 235, mouza –Nagpur, Municipal House no. 249, ward no. 07, situated at Ganeshpeth, Nagpur, Tah. - Nagpur, Dist.- Nagpur

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100 %
2. Basements (if any)	---
3. Podiums (if any)	---
4. Plinth	100 %
5. Stilt Floor	100 %
6. 14 number of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	45 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10 %
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	50 %
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	38 %
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 area 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.	50 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

TABLE – B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	NO	---	
2.	Water Supply	YES	15 %	
3.	Sewerage (chamber, lines, ~~Septic Tank~~, STP)	YES	38 %	
4.	Storm Water Drains	YES	5 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	NO	---	

DESIGN CELL NAGPUR ARCHITECTS

7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	NO	---	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	0 %	
11.	Energy Management	---	---	
12.	Fire protection and fire safety requirement	YES	40 %	
13.	Electrical meter room, sub-station, receiving station	YES	15 %	
14.	Installation of Lift	YES	0 %	

Yours Faithfully,

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature:

Name: - PRASHANT B. SATPUTE.
(License No. CA/91/13818)

Agreed and Accepted by:

Signature of Promoter

For Jain Realties

Partner

Name: **M/s. Jain Realties,**
Through Authorized Partner
Shri. Ankit Rajendra Jain

Date: 17/04/2025.