

ASPECT DESIGN

308, 3rd. FLOOR, EMPERIAL PLAZA, ANAND TALKIES SQ.
SITABUILD NAGPUR. NAGPUR.,

Consulting Architect Planner & Interior Designer.

Ref.

Date.03/032025

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,

The **GULSONS ESTATE**,

PROPRIETOR SANTOSH KUMAR NARAYAN BOPCHE

FLAT NO.301/302, PLOT NO. 185, THIRD FLOOR PERFECT PLAZA,

NEAR SBI ATM, MANISH NAGAR, VIVEKANAND NAGAR,

NAGPUR- 440015.

Subject: Certificate of Percentage of Completion of Construction Work of **GULSONS ESTATE** having MahaRERA Registration Number **P50500051793** (only Applicable after project Registration) being developed by **SANTOSH KUMAR NARAYAN BOPCHE**.

Sir,

I/We **B. P. GOHAR** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of **GULSONS ESTATE** having MahaRERA Registration Number **P50500051793** (Only applicable after project Registration) being developed by **SANTOSH KUMAR NARAYAN BOPCHE**.

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.

TABLE -A

Kh. No. 26/5, P. H. No. 74, Mouza- Mohgaon, Tah- Nagpur (Gramin), Dist- Nagpur, 441108
Project Name- **GULSONS ESTATE**

Progress report as on 31/12/2024

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on Date of the Certificate) (3)
1	Excavation	NA
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	NA
5	Stilt Floor	NA
6	Slabs of Super Structure	NA
7	Internal walls, Internal Plaster, Flooring , Doors and windows within Flats / Premises	NA
8	Sanitary Fittings within the Flats/ Premises	NA
9	Staircases, Lifts Wells and Lobbies at each Floor level overhead and Underground Water Tanks	NA
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	NA
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings, mechanical equipment , compliance to conditions of environments/ 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.	NA

TABLE B

Common Areas (Internal and External development Works) in respect of the Registered Phase /
Project Number: P50500051793
Progress report as on 31/12/2024

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	60%	Work in progress
2	Water Supply	YES	80%	Work in progress
3	Sewerage (Chamber, lines, Septic Tank, STP).	YES	100%	Work is done
4	Storm Water Drains	YES	100%	Work is done
5	Landscaping & Tree Planting	YES	50%	Work in progress
6	Street Lighting	YES	60%	Work in progress
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	YES	0.00%	
9	Solid Waste management & disposal	NO	NA	NA
10	Water conservation/ Rain water harvesting	YES	0.00%	
11	Energy management	NO	NA	NA
12	Fire protection and fire safety requirements	NO	NA	NA
13	Electrical meter room, sub-station, receiving station.	YES	0.00%	
14	Others(Option to Add more).	YES	90%	Work in progress

Your Faithfully,

B. P. GOHAR

Signature & Name (IN BLOCK LETTERS) Of L.S/ Architect
(License No. N.M.R.D.A. LS.NO. 341, N.I.T. LS.NO. 888,
N.M.C. LS.NO. 390, A.D.T.P. LS.NO. 1581/2017)

Agreed and Accepted by;
Signature of Promoter

Name: **Mr. SANTOSH KUMAR NARAYAN BOPCHE**
Date: **03/03/2025**



ASPECT DESIGN
B. P. GOHAR

Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417