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)

QUARTER 3 : OCTOBER - DECEMBER 2023

To,

Date: - 10.01.2024

M/s. Anandraj Developers,
Through Partner
Smt. Jaishree Rajendra Jaiswal &
Shri. Karan Rajendra Jaiswal,
Anand palace 1 shop no. 4,
Plot no. 234, Nandanwan
Nagpur - 440009.

Subject:- Certificate of Percentage of Completion of Construction work of residential building **"Glory"** of the Project (MahaRERA Registration Number : **P50500051253)** situated on the bearing Plot no. 13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. no. 897/3, sheet no. 3, circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari Nagar, ward no. 10, Nagpur, Tah.-Nagpur , Dist.-Nagpur demarcated by its boundaries **(Plot no. 14) to the North; (Plot no. 13B) to the South; (9.14 Mt. wide road) to the East; (Conservancy Lane) to the West**; Division NAGPUR, village Nagpur, Taluka Nagpur , District NAGPUR, Pin 440003 admeasuring **480.00 sq.mts.** area being developed by **M/s. Anandraj Developers, Through Partner - Smt. Jaishree Rajendra Jaiswal & Shri. Karan Rajendra Jaiswal.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of residential building **"Glory"** of the Project (MahaRERA Registration Number : **P50500051253**) situated on the bearing Plot no. 13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. no. 897/3, sheet no. 3, circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari Nagar, ward no. 10, Nagpur, Tah.-Nagpur , Dist.-Nagpur demarcated by its boundaries **(Plot no. 14) to the North; (Plot no. 13B) to the South; (9.14 Mt. wide road) to the East; (Conservancy Lane) to the West**; Division NAGPUR, village Nagpur, Taluka Nagpur , District NAGPUR, Pin 440003 admeasuring **480.00 sq.mts.** area being developed by **M/s. Anandraj Developers, Through Partner - Smt. Jaishree Rajendra Jaiswal & Shri. Karan Rajendra Jaiswal.**

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 as registered 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 "Glory", Plot no. 13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. no. 897/3, sheet no. 3, circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari Nagar, ward no. 10, Nagpur, Tah.-Nagpur , Dist.-Nagpur.

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	90%
2. Basements (if any)	-----
3. Podiums (if any)	-----
4. Plinth	95%
5. Stilt Floor	95 %
6. **06** number of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	95 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	60 %
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90 %
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.

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

TABLE – B

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

Building "Glory", Plot no. 13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. no. 897/3, sheet no. 3, circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari Nagar, ward no. 10, Nagpur, Tah.-Nagpur , Dist.-Nagpur.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	NO	NA	
2.	Water Supply	YES	75 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	90 %	
4.	Storm Water Drains	NO	NA	
5.	Landscaping & Tree Planting	NO	NA	
6.	Street Lighting	NO	NA	
7	Community Buildings	NO	NA	
8.	Treatment and disposal of sewage and sullage water	NO	NA	
9.	Solid Waste Management and disposal.	NO	NA	
10.	Water Conservation, Rain water harvesting	YES	0 %	
11.	Energy Management	YES	0 %	
12.	Fire protection and fire safety requirement	YES	50 %	
13.	Electrical meter room, receiving station	YES	45 %	Only Electric Panel Board
14.	Others (option to add more)	----		

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

Agreed and Accepted by:

ANANDRAJ DEVELOPERS
PARTNER

Signature & Seal of Promoter,

Name: **M/s. Anandraj Developers,**
Through Partner
Smt. Jaishree Rajendra Jaiswal &
Shri. Karan Rajendra Jaiswal,
Anand palace 1 shop no. 4,
Plot no. 234, Nandanwan
Nagpur - 440009.

Date: 10.01.2024