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)

For the Quarter July to September 2023

To, Date: - 10.10.2023

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	90%
5. Stilt Floor	90 %
6. **06** number of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	65 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%
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,	80 %
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.	0 %

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	45 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0 %	
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	0 %	
13.	Electrical meter room, receiving station	YES	0 %	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

Anandraj Developers

Agreed and Accepted by:

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: 10.10.2023