

PAWAN RAVIPRASAD GUPTA

CONSULTING CIVIL ENGINEER

PLANNERS, BUILDERS AND DEVELOPERS

LIC. NO. N.I.T.-1969, N.M.C.-380, N.M.R.D.A.-39

OFF. :- SHOP NO.115 SECOND FLOOR SHRI SHYAM TOWER SADAR,NAGPUR-440001. M- 9923432949

ARCHITECT'S CERTIFICATE

Date: 06/04/2024

Q4-FY 2023-24

To

Iosis capital private limited Through partner
Shri. Mahesh Chandrabhan Kingrani
Plot no. 103, Mangalam park apartment flat no. 402, Shivaji
Nagar dharampeth Nagpur-440010

Subject : Certificate of Percentage of Completion of Development Work of the entire Project Iosis Gold [MahaRERA Registration Number-P50500053724] situated on the land bearing Survey no. 135/1,& 135/2, demarcated by its boundaries East- By Survey no. 133, to the West By 24.0 M.d.p. road, to the North, Survey no, 157,150 & 149, to the South By - 15.0 M.pandan road of division – Nagpur, Village – Bhokara, Taluka- Nagpur (Rural) District – Nagpur. admeasuring 18558.450 sq.mts. area being developed by [Iosis capital private limited]

Sir,

I/ We Pawan R. Gupta have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Development Work of the entire Project, situated on the plot bearing Survey No.135/1,135/2, of Division – Nagpur, **Bhokara**, Taluka- Nagpur (Rural) District – Nagpur. admeasuring **18558.450** sq.mts. area being developed by [**Iosis capital private limited**]

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri. Pawan R. Gupta as L.S. / Architect ;
- (ii) Mr. Mohd . Shadab Shakil Patel Site Engineer,
- (iii) Nature plus Technologies as STP Consultant.

Based on Site Inspection, with respect to the aforesaid Real Estate Project , **Iosis Gold** I certify that as on the date of this certificate, the Percentage of Work done for the entire Real Estate Project as each as registered vide number **P50500053724** 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.

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Table A

Building /Wing Number _____ (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	Not Applicable
2	_____ number of Basement(s) and Plinth	Not Applicable
3	_____ number of Podiums	Not Applicable
4	Stilt Floor	Not Applicable
5	_____ number of Slabs of Super Structure	Not Applicable
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Not Applicable
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Applicable
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Not Applicable
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	Not Applicable
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZNOC, 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 Obtain Occupation /Completion Certificate	Not Applicable

NOTE. Table –A is not applicable to this project as it is a project of plotted development (layout of plots) and not construction of building .



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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	YES	25%	Not completed
2.	Water Supply	YES	75%	Not completed
3.	Sewerage (chamber, lines, Septic Tank ,STP)	YES	100%	Completed
4.	Storm Water Drains	YES	100%	Completed
5.	Landscaping & Tree Planting	YES	00%	Not completed
6.	Street Lighting	YES	20%	Not completed
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	NO	25%	
9.	Solid Waste management & Disposal	NO		
10.	Water conservation, Rain water harvesting	YES	20%	Not completed.
11.	Energy management	NO		
12.	Fire protection and fire safety requirements	NO		
13.	Electrical meter room, sub-station, receiving station	NO		
14.	Others (Open space)	YES	75%	Not completed.

Yours Faithfully

Pawan Raviprasad Gupta
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For IOBIS CAPITAL PVT. LTD.

Director