SSB ASSOCIATES
AR.SANJAY BASANTANI
ARCHITECT, INTERIOR DESIGNER &PLANNER
204, Imperial Plaza, Somwar Bazar Road, Sitabuldi, Nagpur – 440012, +91-7507917000

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)

Date:-10/April/2025

To,

NIRMAAN INFRA

Plot No 202 Jagannath enclave above

Punjab National Bank, Manish Nagar, Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work of Central Heights-3 having MAHA RERA Registration Number P50500053562 being developed by Nirman Infra till 31st March 2025.

Sir,

I **Sanjay Basantani** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Central Heights-3, being developed by Nirman Infra.

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

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	Block D - Excavation Done

2.	Basements (if any)	Block D – Basement Done
3.	Podiums (if any)	
4.	Plinth	Block D – plinth Done
5.	Stilt Floor	—
6.	Slabs of Super Structure	Block D – 7 Floor Slabs Done
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/ Premises	—
8.	Sanitary Fittings within the Flat / Premises	—
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	—
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	—
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/ CRZ NOC, 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 complete project as per specifications in agreements of Sale. Any other activities.	—

TABLE-B

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

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes / No)(3)	Percentage of Actual Work Done (As on data of the Certificate (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	—	
2.	Water Supply	Yes	—	
3.	Sewerage (Chamber, lines, Septic tank, STP)	Yes	—	

4.	Storm Water Drains	Yes	---	
5.	Landscaping & Tree Planting	--	---	
6.	Street Lighting	--	---	
7.	Community Buildings	--	---	
8.	Treatment and disposal of sewage and sullage water.	--	---	
9.	Solid Waste Management & Disposal	--	---	
10.	Water conservation / Rain water harvesting	--	---	
11.	Energy management	--	---	
12.	Fire protection and fire safety requirements	--	---	
13.	Electrical meter room, sub-station, receiving station.	--	---	
14.	Others (Option to Add more)	--	17%	

Yours Faithfully,

ARCHITECT. INTERIOR. PLANNER
SSB Associates

AR. SANJAY BASANTANI
(License No. CA/2011/53937)
Agreed and Accepted by:

For NIRMAAN INFRA

Ashish A. Nilawar.

PARTNER

Signature of Promoter
Name: ASHISH ARUN NILAWAR.
Date: 10/04/2025.