

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: 08/10/2024

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 For period ending September 2024 [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.

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
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Shriam Shyam Tower, Sadar Nagpur-440001.
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Building /Wing Number _____ (to be prepared separately for each Building /Wing of the Project)

Table A

Sr.	Tasks /Activity	No	Percentage of work done
1	Excavation		Not Applicable
2	_____ number of Basement(s) and Plinth		Not Applicable
3	_____ number of Podiums		Not Applicable
4	Stillt 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	80%	Not completed
2.	Water Supply	YES	100%	completed
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	100%	Completed
4.	Storm Water Drains	YES	100%	Completed
5.	Landscaping & Tree Planting	YES	50%	Not completed
6.	Street Lighting	YES	40%	Not completed
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	NO		
9.	Solid Waste management & Disposal	NO		
10.	Water conservation, Rain water harvesting	YES	100%	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	90%	Not completed.

Yours Faithfully

Pawan Raviprasad Gupta
 P.E. (CIVIL)
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