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

Date: 09/01/2025

ARCHITECT'S CERTIFICATE

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 December 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.

For IOSIS CAPITAL PVT. LTD.

Director

Pawan Raviprasad Gupta
B.E.(CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
Lic. No.N.I.T.1969, N.M.R.D.A. 39, N.M.C. 380
Off.: Shop No. 115 Second Floor,
Shriram Shyam Tower, Sadar, Nagpur-440001.
E-mail ID: pawan_r_gupta@yahoo.co.in
MOB. No. 9923432949

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 .

For IOSIS CAPITAL PVT. LTD.

Director

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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	90%	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	60%	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	100%	Not completed.

For IOSIS CAPITAL PVT. LTD.

Director

Agree & Accepted by,

For IOSIS CAPITAL PVT. LTD

Director

IOSIS CAPITAL PVT. LTD. NAGPUR - 23

Yours Faithfully

Pawan Raviprasad Gupta
B.E.(CIVIL)
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