Padole Associates
Architectural Consultant
60, Gurukrupa Lay-out, Near Naik Nagar, Manewada Ring Road, Nagpur-27.

Mahesh D. Padole
Architectural Consultant
Call : 9923299718
Office : 7770004718
maheshpadole123@rediffmail.com

• Consulting Engineer • Architectural Designer • Planner, Estimator, Valuer • Licenced Surveyar

Annexure A

FORM 1

[***See*** Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project & for Withdrawal of Money from Designated Account)

Date: 07-11-2023

To,
Modokar Infra Pvt.Ltd.
Through It's Director
Shri. Akshay Ganesh Modokar
Mrs. Pratibha Ganesh Modokar ,
Flat No. 202,F Wing Phase –I Pioneer Woods ,
Opp. Ycee College Wanadongri ,
Hingna Road Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work of **"Abhay Residency-II "** having MahaRERA Registration Number _____ (Only applicable after Project Registration) being Developed by Modokar Infra Pvt.Ltd.

Sir,

I **Mahesh Padole** have undertaken assignment as Architect of Certifying Percentage of Completion of Construction Work of **"Abhay Residency-II "**Plot No.2,3 Kh.No. 296/2Mouza-Wanadongri Tah. Hingna Dist. Nagpur. having MahaRERA Registration Number _____ (Only applicable after Project Registration) being Developed by Modokar Infra Pvt.Ltd.

Based on the Site Inspection, with respect to the each Building of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Building of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A

Building "**Abhay Residency-II**" (to be prepared separately for each Building/Wing of Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slab of Super Structure	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	0%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	0%

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	NA	NA
2.	Water Supply	Yes	50%	As per Sanction
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	AS per Sanction
4.	Strom Water Drains	No	NA	NA
5.	Landscaping & Tree Planting	Yes	0%	AS per Sanction
6.	Street Lighting	No	NA	NA

7.	Community Buildings	No	NA	NA
8.	Treatment & Disposal of Sewage and Sullage Water	No	NA	NA
9.	Solid Waste Management & Disposal	No	NA	NA
10.	Water Conservation / Rain Water Harvesting	Yes	0%	As per sanction
11.	Energy Management	No	NA	NA
12.	Fire Protection & Fire Safety requirements	No	NA	NA
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	As per Sanctioned by MSEB
14.	Others (Option to Add more)	No	NA	NA
15	Retaining Wall	No	NA	NA

Yours Faithfully **License Engineer/ Architect Name:** **Mahesh Padole** **(NMC License No-)** **(N.I.T. License No- 2090)** Date – 07-11-2023 M. D. PADOLE ARCHITECT / ENGINEER N.I.T. L.S. NO. 2090 N.M.C.L.S. NO. L-447	**Agreed & accepted by:** **Signature Of Promoter** Modokar Infra Pvt. Ltd. Director Modokar Infra Pvt.Ltd. Through It's Director Shri. Akshay Ganesh Modokar Mrs. Pratibha Ganesh Modokar , Date – 07-11-2023