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Plot No. 215, Abhyankar Nagar,
Opp. Sangh Ground, Nagpur - 440010
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FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 02/01/2025

To,
ANGEL DWELLERS INFRATECH PRIVATE LIMITED,
PLOT NO 62, SHYAM BHAWAN,
SHIVAJI NAGAR, NAGPUR-440010

Subject: Certificate of Percentage of Completion of Construction Work of
ANGEL REGENCY- 2 having MahaRERA Registration no. **P50500055802**
being developed by **ANGEL DWELLERS INFRATECH PRIVATE LIMITED.**

Sir,

I/ We **Architect PARAG KOTWAL** have undertaken assignment as Architect
/Licensed Surveyor of certifying Percentage of Completion of Construction
Work of **ANGEL REGENCY- 2**, having MahaRERA Registration no.
P50500055802 being developed by **ANGEL DWELLERS INFRATECH
PRIVATE LIMITED.**

Based on Site Inspection, with respect to the Building 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 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**ANGEL REGENCY- 2**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	30%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	10%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	5%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 agreement of Sale. Any Other Activities.	0%

TABLE-B
Common Areas (Internal & External Development Works) in Respect of
the entire Registered Phase / Project Number

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done (As on date of the certificate)	Details
1	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	2%	As Per Sanctioned Layout Plan
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	25%	As Per Sanctioned Layout Plan
4.	Storm Water Drains	Yes	0%	As Per Sanctioned Layout Plan
5.	Landscaping & Tree Planting	No	0	NA
6.	Street Lighting	No	0	NA
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	No	0	NA
9.	Solid Waste management & Disposal	No	0	NA
10.	Water conservation/ Rain water harvesting	Yes	0%	As Per Sanctioned Layout Plan
11.	Energy management	No	0	NA
12.	Fire protection and fire safety Requirement	Yes	0%	As Per Sanctioned Layout Plan
13.	Electrical meter room, sub-station, receiving station	Yes	0%	As Per Sanctioned Layout Plan

14.	Aggregate area of recreational Open Space	No	0	NA
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Yours Faithfully

M/s Ekveera Architects


Authorised Signatory

Architect PARAG KOTWAL

COA No. CA/2001/28613
Name of Architect & Signature

Agreed and Accepted by:

ANGEL DWELLERS INFRA TECH PVT. LTD.



DIRECTOR

Signature of Promoter

RAHUL AGARWAL

Director And Authorized Signatory

ANGEL DWELLERS INFRA TECH PRIVATE LIMITED

Date:- 02/01/2025