



R. D. Architects & Consultants

□ Architect □ Planner □ Interior Designer

Address: G-3, Flat No.104, 1st Floor, Saikrupa Apartment, Near volley Ball Ground, Laxminagar, Nagpur-440022. ☎ : 09422110416

Annexure A

FORM 1

[see Regulation 31]

ARCHITECT'S CERTIFICATE

(To be submitted ~~at the time of Registration of Ongoing Project~~ and for
withdrawal of Money from Designated Account)

For the period beginning from 21/10/2024 to 31/12/2024

Date: 31/12/2024

To,
M/s, Planwise Structures and Space Pvt. Ltd.,
E-2, Rambagh Apartment, Opp. Tajashree Honda,
Vivekanand Nagar,
Nagpur - 440015.

Subject: Certificate or Percentage of Completion of Construction Work of
PLANWISE SAPPHIRE, having Maha RERA Registration Number
P50500077663 being developed by **Planwise Structures and Space Pvt. Ltd.**

Sir,
We **R.D. ARCHITECTS AND CONSULTANTS** have undertaken assignment as
Architect 'Licensed Surveyor of certifying Percentage of completion of
Construction Work of **PLANWISE SAPPHIRE** having Maha RERA Registration
Number **P50500077663** being developed by **Planwise Structures and Space Pvt.**
Ltd.

Based on Site Inspection, with respect to Layout / each of the Building / Wing of
the foresaid 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 **PLANWISE SAPPHIRE** under
Maha RERA 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

Layout / Building / Wing Number (to be prepared separately for each Layout
'Building / Wing of the Project)

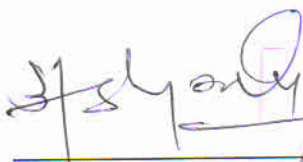
Sr. No. (1)		Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	Yes	100%
2.	Basements (if any)	Yes	0%
3.	Podiums (if any)	No	NA
4.	Plinth	Yes	100%
5.	Stilt Floor	Yes	100%
6.	Slabs of Super Structure	Yes	20%
7.	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats/Premises	Yes	0%
8.	Sanitary Fittings within the Flat/Premises	Yes	0%
9.	Staircases, Lobbies at each Floor level Overhead and Underground Water Tanks	Yes	25%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	Yes	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.	Yes	0%

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 date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No	N.A.	-
2.	Water Supply	Yes	0%	As per NMRDA
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	0%	As per NMRDA
4.	Storm Water Drains	Yes	0%	As per NMRDA
5.	Landscaping & Tree Planting	Yes	0%	As per NMRDA
6.	Street Lighting	No	N.A.	-
7.	Community Buildings	No	N.A.	-
8.	Treatment and disposal of sewage and sullage water.	No	N.A.	-
9.	Solid Waste management & Disposal	No	N.A.	-
10.	Water conservation / Rainwater harvesting	Yes	50%	As per NMRDA
11.	Energy management	No	N.A.	-
12.	Fire protection and fire safety requirements	No	N.A.	-
13.	Electrical meter room, sub-station, receiving station,	Yes	5%	As per NMRDA
14.	Others (Option to Add more).	No	N.A.	-

Yours Faithfully,



(Ar. Rahul Deshpande)
R.D. Architect & Consultants
(License No: CA/2000/26055)



Agreed and accepted by:




Signature of Promoter
Name: Planwise Structures and Space Pvt. Ltd.
Date: 31/12/2024