Reform Architecture studio

Reform Architecture Studio

Shop No. 5, Ground floor, Sai Regency, Opt. Lakadganj Police Station, Nagpur.

ANNEXURE A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date: 10/02/2025

To,
M/s. SHAYONA CO-OPERANT,
5-BASEMENT, PLOT NO 10,
AZAMSHAH LAYOUT,
GANESH NAGAR, NAGPUR-440024

Subject: Certificate of Percentage of Completion of Construction Work of 63 No. of Row Houses situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 24/1 demarcated by its boundaries (latitude and longitude of the end points) Khasara No. 24/2 to the North, Khasara No. 17 to the South, Khasara No. 23,18.00 MTR D.P. Road to the East, LAND of Khasara No. 25 to the West, Mauza: Tarodi(KH) taluka: Kamptee District Nagpur-441204 admeasuring 15300 sq.mts. area being developed by M/s Shayona Co-operant.

Sir,

I have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 63 Row Houses of the Project, situated on the plot bearing C.N. No/ CTS No./Survey No./Final Plot No. 24/1, Mauza: Tarodi(KH), taluka Kamptee District Nagpur PIN 441204 admeasuring 15300 sq.mts. area being developed by M/s Shayona Co-operant.

AR. RAHUL PATEL
CA/2013/61689
N.I.T. No. 2832
N.M.C. No. 803
LAKADGANJ, NAGPUR

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Following technical professionals are appointed by Owner / Promoter :—

(i) Ms. Sarju Patel as Architect ;

(ii) Shri Devendra Patel as Structural Consultant

(iii) Shri N.A. as MEP Consultant

(iv) Shri Ganesh Atram as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing 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 row houses/Wing of the Real Estate Project as registered *vide* number **P50500056301** 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.

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Building / Wing Number 1 (to be prepared separately for each Building / Wing of the Project (as on 31/12/2024)

SR. NO.	TASK / ACTIVITY	PERCENTAGE OF WORKDONE FOR VARIOUS BLOCKS												
	TYPE OF BLOCKS	A	B	C	D	E	F	G	H	I	J	K	L	TOTAL
	Number of Units	2	3	3	3	9	1	2	8	8	8	8	8	63
1	Eacavation					100%	100%	100%	50%					
2	1 number of Plinth					100%	100%	100%						
3	Nil number of Podiums													
4	Stilt Floor						100%							
5	2 number of slabs of Super Structure					100%	100%							
6	Internal Walls, Internal Plaster, Flooring within Premises, Doors and Windows to each of the Premises					25%	25%							
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.													
8	Staircases, Lifts Wells and Lobbies at each Floor level connection Staircases and Lifts, Overhead and Underground Water Tanks.													
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.													
10	Installation of lifts, water pumps, Fire Fighting Fitting and Equipment as pre CFO NOC, Electrical fitting to Common Areas, electro, mechanical equipment, Compliance to condio-tions 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 obtain Occupation / Completion Certificate.													

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TABLE-B

Internal and External Development Works in respect of the entire Registered Phase. (as on 31/12/2024)

S. No. (1)	Common areas and Facilities Amenities (2)	Proposed (Yes / No) (3)	Percentage of Work Done (4)	Details (5)
1	Internal Roads & Footh-paths.	Yes	50 %	
2	Water Supply	Yes	0 %	
3	Sewarage (chamber, Lines, Septic Tank)	Yes	0 %	
4	Storm Water Drains	Yes	0 %	
5	Landscaping & Planting	No	10 %	
6	Street Lighting	Yes	0 %	
7	Community Buildings	No.	N.A.	
8	Treatment and disposal of sewage and sludge water	No	N.A.	
9	Solid Waste management & Disposal	Yes	N.A.	
10	Water conservation, Rain water harvesting.	Yes	0 %	
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	0%	
14	Other (Option to Add more)	No	N.A.	

Yours Faithfully,

AR. RAHUL PATEL
CA/2013/61689
N.I.T. No. 2832
N.M.C. No. 803
LAKADGANJ, NAGPUR