ANNEXEURE A

FORM 1

(SEE REGULATION3)

ARCHITECT'S CERTIFICATE

FOR THE QUARTER ENDED 31st DECEMBER 2024

("MODERN LOFT" – Project Registration Number - P50500077192)

Date: 24th February 2025

To,
M/s. Sunraj Constructions
Plot No. 2, Near Bus Stand, Somalwada,
Rajiv Nagar, Nagpur - 440025.

Subject: Certificate of percentage of Completion of Construction Work of **"MODERN LOFT"** of the Project Registration No. **P50500048022,** situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 15 and 16, Kh. No. 52/2, 80/1, and 80/3, Snataji Co-operative Housing Society, demarcated by its boundaries (latitude and longitude of the end points) 12 Mtr Roadto the North, Layout of Kh. No. 52-2to the South, Plot No. 17 to the East, Plot No. 14to the West, of village - Somalwada, Taluka – Nagpur, District – Nagpur, PIN – 440025, admeasuring 540.00 sq. mts. area being developed by **M/s. Sunraj Constructions.**

Sir,

I/We RAVINDRA SONKUSARE, have undersigned assignment as Architect/Licensed Surveyor of certifying percentage of completion of construction work of **"MODERN LOFT"** of the Project Registration No. **P50500048022,**situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 15 and 16, Kh. No. 52/2, 80/1, and 80/3, Snataji Co-operative Housing Society, demarcated by its boundaries (latitude and longitude of the end points) 12 Mtr Road to the North, Layout of Kh. No. 52-2 to the South, Plot No. 17 to the East, Plot No. 14 to the West, of village - Somalwada, Taluka – Nagpur, District – Nagpur, PIN – 440025, admeasuring 540.00 sq. mts. area being developed by **M/s. Sunraj Constructions.**

Based on site inspection, with respect to Layout/ each of the Building/Wing of the aforesaid Real Estate Project. I certify that as on date of this certificate, the percentage of work done for each of Building/Wing 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
Project Name – MODERN LOFT

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basement (if any)	— %
3	Podium (if any)	— %
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slab of Super Structure	100 %
7	Internal Wall, Internal Plaster, Flooring, Doors & windows within Flats & Premises	75 %
8	Sanitary Fitting with Flat & Premises	25 %
9	Staircase, Lifts Wells and Lobbies at each floor level Overhead and Underground Water Tanks.	50 %
10	External Plumbing and External Plaster elevation completion of terraces and waterproofing of the Building Wings.	25 %
11	Installation of lifts, water pumps, fire fighting fitting and equipments as per CFO NOC Electrical Fitting, Mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby, plinth protection paying of area appurtenant to Building Wings. Compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities	25 %

TABLE B

Common Area (Internal & External Development Works) in respect of ("MODERN LOFT" – Project Registration Number - P50500077192)

Sr No. (1)	Common Area & Facilities (2)	Proposed Yes/No (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1	Internal Road & Foothpath	**NO**	N.A.	N.A.
2	Water Supply	**YES**	25 %	**Work-in-progress**
3	Sewerage (Chamber Lines, Septic Tanks, STP)	**YES**	25 %	**Work-in-progress**
4	Storm Water Drains	**YES**	25 %	**Work-in-progress**
5	Landscaping and Tree Planting	**YES**	0 %	**Work-in-progress**
6	Street Lighting	**NO**	N.A.	N.A.
7	Community Building	**NO**	N.A.	N.A.
8	Treatment and Disposal of sewage and sullage water	**NO**	N.A.	N.A.
9	Solid waste management & disposal	**NO**	N.A.	N.A.
10	Water Conservation/ Rain Water Harvesting	**YES**	25 %	**Work-in-progress**
11	Energy Management	**NO**	N.A.	N.A.
12	Fire protection and fire safety requirements	**YES**	— %	**Work-in-progress**
13	Electrical meter room, sub-station, receiving station	**YES**	25 %	**Work-in-progress**
14	Other (Option to Add More)	**NA**	N.A.	N.A.

Yours Faithfully,

Signature & Name _____ OF L.S./ Architect

(License No……..)

R.S. SONKUSARE C.A. No. 97/22290 Regd. Architect

Agree and Accepted
Signature of Promoter

RAVI SONKUSARE ARCHITECTS
ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIORS
101, ASHISH APARTMENT, PLOT NO. 339, LAXMI NAGAR-22
PH. NO. 0712-2551321

SUNRAJ CONSTRUCTION 0712-2286619 2, Rajiv Nagar, Somalwada Wd. Rd. Nagpur

Name:M/s. Sunraj Constructions
Date: 24th February 2025