

FORM 1
ARCHITECT'S CERTIFICATE

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

Date: 28/01/2022

To,
NCPL INFRASPACE LLP
801-802, Regency Plaza,
Nr. Anandnagar Cross Roads,
Satellite, Ahmedabad-380015, Gujarat.

Subject: Certificate of Percentage of Completion of Construction Work of 5 Nos. of Buildings of the entire phase of the "Ratnaakar Pristine" project (Gujarat RERA Registration Number: Applied For) situated on the Plot bearing Final Plot no. 66+140/T.P.S. No. 4 (Vejalpur) demarcated by its boundaries (Latitude: 23.0235499 and Longitude: 72.5228991 of the end points) F P Number 140 to the North 12 Meters T P road to the South F P Number 140 to the East Auda Garden to the West of Division Jodhpur village Vejalpur Taluka Vejalpur District Ahmedabad PIN 380015 measuring 10949 sq.mts. area being developed by NCPL Infraspace LLP.

Sir,
I, Mansi Shah, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 5 Buildings of the entire Phase of the Project "Ratnaakar Pristine", situated on the plot bearing Final Plot no. 66+140/ T.P.S. No.4 (Vejalpur) of Division Jodhpur village Vejalpur Taluka Vejalpur District Ahmedabad PIN 380007 measuring 10949 sq.mts. area being developed by NCPL Infraspace LLP, as per the approved plan.

1. Following technical professionals are appointed by Promoter:- (as applicable)
 - (i) Shri. Rajnikant H Patel as Engineer
 - (ii) Shri. Jayesh D. Pandya as Structural Consultant
 - (iii) Shri. Shashin Shah (Transenergy) as Electrical Consultant
 - (iv) M/s. Aashir Engineering Private Limited as Plumbing Consultant
 - (v) Shri. Chetan G. Modi Clerk of Work

Based on Site Inspection by undersigned on 31.12.2021 and 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 building/Wing of the Real Estate Project as registered vide number: APPLIED FOR under GujRERA 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 A and B.

Table – A
Building called A

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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	80%
2	0 Number of Basement(s) and Plinth	80%
3	2 Number of Podiums	30%
4	Stilt Floor	NA
5	11 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,	0%





	Overhead and Underground Water Tanks	HM ARCHITECTS
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation/Completion Certificate	0%

Building called B

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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	80%
2	0 Number of Basement(s) and Plinth	80%
3	2 Number of Podiums	0%
4	Stilt Floor	NA
5	11 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation/Completion Certificate	0%

Building called C

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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	80%
2	0 Number of Basement(s) and Plinth	80%
3	2 Number of Podiums	100%
4	Stilt Floor	NA
5	11 number of Slabs of Super Structure	9%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation/Completion Certificate	0%



Building called D

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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	0 Number of Basement(s) and Plinth	100%
3	2 Number of Podiums	100%
4	Stilt Floor	NA
5	11 number of Slabs of Super Structure	9%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation/Completion Certificate	0%

Building called E

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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	0 Number of Basement(s) and Plinth	100%
3	2 Number of Podiums	100%
4	Stilt Floor	NA
5	11 number of Slabs of Super Structure	9%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation/Completion Certificate	0%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
1	Internal Roads & Footpaths	Yes	0%	





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2	Water Supply	Yes	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	No	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water /STP	Yes	0%	
9	Solid Waste Management & Disposal	No	0%	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	Yes	0%	
11	Energy Management	Yes	0%	
12	Fire Protection and Fire Safety Requirements	Yes	0%	
13	Electrical Meter Room, Sub-station, Receiving Station	Yes	0%	
14	Fire fighting facilities	Yes	0%	
15	Drinking water facilities	No	0%	
16	Emergency evacuation services	No	0%	
17	Use of renewable energy	No	0%	
18	Security using CCTV surveillance	Yes	0%	
19	Letter Box	Yes	0%	
20	Others (Option to Add more)	No	0%	

Yours Faithfully,

Mansi c shah



Mansi Shah

COA No.: CA/2012/54979

COA Registration valid till:31/12/2024