

To, Vrushali Mam.

N E B U L A

Architects & interior designers

| Offices No.9,3rd Floor, Harekrishna Building, Laxman Park Lane, Baner, pune. 411045

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Annexure A

FORM 1

[See Regulation 3]

ARCHITECT CERTIFICATE

Date:31/12/2022

To,

Ceraetc Construction ,

Survey No 36/7/5 , Ambegaon Bk ,

Pune- 411046

Subject: Certificate of Percentage of Completion of Construction Work of Presidential Towers having MahaRERA Registration Number P52100046807 being developed by Ceratec Construction .

Sir,

I/We have undertaken Assignment as Architects /Licensed Surveyor of Certifying Percentage of completion of construction work of Presidential Towers having MahaRERA Registration Number P52100046807 being developed by Ceratec Construction .

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 for each of the building/wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is in Table B.

Table A (Building A)

Sr. No	Task/Activity	Percentage of Actual Work done (As on the date of certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth (if any)	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Floors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/ Premises	0%
9.	Staircases, Lifts, Wells and Lobbies at each Floor level Overhead and underground Water Tanks	0%
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, technical 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%

Building B

Sr. No	Task/Activity	Percentage of Actual Work done (As on the date of certificate)
(1)	(2)	(3)
1.	Excavation	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth (if any)	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Floors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/ Premises	0%
9.	Staircases, Lifts, Wells and Lobbies at each Floor level Overhead and underground Water Tanks	0%
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, technical 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%

Building C

Sr. No	Task/Activity	Percentage of Actual Work done (As on the date of certificate)
(1)	(2)	(3)
1.	Excavation	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	0%
4.	Plinth (if any)	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Floors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/ Premises	0%
9.	Staircases, Lifts, Wells and Lobbies at each Floor level Overhead and underground Water Tanks	0%
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, technical 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%

Row House No 1 to 12

Sr. No	Task/Activity	Percentage of Actual Work done (As on the date of certificate)
(1)	(2)	(3)
1.	Excavation	0%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth (if any)	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Floors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/ Premises	0%
9.	Staircases, Lifts, Wells and Lobbies at each Floor level Overhead and underground Water Tanks	0%
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, technical 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 and External Development Works) in respect of the Registered
Phase / Project Number

Sr. No	Common Area	Proposed (Yes/No)	Percentage of work done (As on the date of certificate)	Details
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	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.	YES	0%	
9.	Solid Waste management & Disposal	YES	0%	
10.	Water conservation /Rain water harvesting	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.	Others (Option to Add more)	--	0%	

Yours Faithfully




AR. Pramod Chavan
(CA/ 2013/58827)

Agreed and Accepted by
Signature of Promoter
Name: Mr Anand Agarwal
Date: 31/12/202

