

ANC

Kiran Nair

Kiran Nair Architect Pvt. Ltd.

ANNEXURE-17

ARCHITECT'S CERTIFICATE

(To be submitted at the time of withdrawal from RERA Designated Account)

To,

The Management
Avinash Developers Pvt. Ltd.
Avinash House
Maruti Business Park
G.E.Road
Raipur

Subject: - Certificate of Percentage of Completion of Construction/Development work in Avinash New County

Ref: CGRERAProject Regd.No. PCGRERA 080618000115

Sir,

I/We Ar.Kiran Nair have undertaken assignment as Architect for certifying Percentage of Completion of Construction/Development Work of the Avinash New County Project, situated at Village Khapri, Tehsil Arang, District Raipur (C.G.) admeasuring 75399.83sq.mtr. area being developed by Avinash Developers Pvt. Ltd.

1. Following technical professionals have been appointed by the Promoter:-
- (i) M/s/Shri/Smt Ar. Kiran Nair as Land Surveyor/Architect;
 - (ii) M/s /Shri / Smt Parag Chopda as Structural Consultant;
 - (iii) M/s /Shri / Smt V.K. Jain as Mechanical, Electrical, Plumbing Consultant;
 - (iv) M/s /Shri / Smt Design Cell as Head Site-Supervisor;

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done, for the Real Estate Project Avinash New County, 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**.

For 
KIRAN NAIR ARCHITECTS
Reg. No. CA/97/21901
Office No. 3, Yash Towers
D.P. Road, Aundh
Pune-411007
Ph. No. 02025883801

Table A

1.

Percentage of work done for apartment							
Sr. No	Tasks /Activity	A block	B block	C block	D block	F block	Average
1.	Excavation	100%	100%	100%	100%	100%	100%
2	__One__ number of Plinth	100%	100%	100%	100%	100%	100%
3	__One__ number of Podiums	100%	100%	100%	100%	100%	100%
4	__One__ Stilt Floor	100%	100%	100%	100%	100%	100%
5	__Eight__ number of Slabs of Super Structure	100%	100%	100%	100%	100%	100%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	80%	80%	60%	100%	100%	84%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%	50%	0%	100%	100%	60%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead Water Tanks	90%	90%	50%	100%	100%	86%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing,	100%	100%	50%	100%	100%	90%
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro, Mechanical equipments, Compliance to conditions of environmental NOC (if any), 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	50%	0%	0%	90%	90%	46%


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Table A**2.**

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	93%
2	279no. number of Plinth	93 %
3	01 number of Podiums	NA
4	01 Stilt Floor	NA
5	number of Slabs of Super Structure	91%
6	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	70%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	48%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	NA
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing,	70%
10	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro, Mechanical equipments, Compliance to conditions of environmental NOC (if any), 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	NA

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TABLE-B

Internal & External Development Works in Respect of the entire Project

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads	Yes	85%	
2.	Water Supply Line	Yes	90%	
3.	Sewerage (chamber, lines, Septic Tank)	Yes	90%	
4.	Sewage Treatment Plant (STP)	NA	NA	NRDA
5.	Storm Water Drains	Yes	90%	
6.	Landscaping & Tree Planting	Yes	80%	
7.	Street Lighting	Yes	90%	
8.	Community Buildings/ Club House	Yes	100%	
9.	Solid Waste management & Disposal	NA	NA	NRDA
10.	Water conservation, Rain water harvesting	YES	0%	
11.	Energy Management/Sub-station	NA	NA	NRDA
12.	Fire protection and fire safety requirements	NA	NA	
13.	Open area (Park)	Yes	100%	
14.	Boundary Wall	Yes	100%	
15.	Security Service	Yes	100%	
16.	Others (Option to Add more)	NA	NA	

TABLE C

Overall percentage of the work completed

Sr. No.	Particular	Percentage of work done
1.	Overall percentage of construction/development completed as per Table-A, Table-B and Table-C	82.7%

Date:

Place:

For 
KIRAN NAIR ARCHITECTS
 Reg. No. CA/97/21901
 Office No. 3, Yash Towers
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 Signature & Name of the Architect
 License No. 02025883801-

GUIDANCE NOTE FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE :

- (1) The Architect should be a member of council of Architecture and could be preferably the one appointed by the promoter for representing before the Competent Authority for getting the approval and sanctions for the project.
- (2) There should be proper agreement between The Promoter and The Architect for the supervision and the services to be provided for the Real Estate Project.
- (3) The Architect should visit the site and verify that the work has been completed as the per the approved plans
- (4) The Architect must use his professional knowledge, skill and experience in providing the information in this certificate.
- (5) The Architect shall be held responsible and accountable for any wrong information in the certificate. The Architect shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the council of Architecture to initiate necessary disciplinary action including revocation of membership for issue of wrong certificate.
- (6) This certificate has to be issued on the letterhead of the Architect, affixing the stamp of the Architect, along with Architect's signature on each page.


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