

ANNEXURE – 20

**CERTIFICATE TO BE OBTAINED FROM ARCHITECT FOR THE WORK
COMPLETED (WITH GUIDANCE)
ARCHITECT'S CERTIFICATE**

(To be submitted after completion of the Project at the time of final withdrawal
from RERA Designated Account)

Certificate No. ANC/24-25/A-Q2

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

Subject :- Certificate for Completion of Construction/Development work in “**Avinash
New County**” (Project Name).

Ref: CGRERA Registration No. PCGRERA080618000115

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**
admeasuring **75399.83** sq.mtr. area being developed by **Avinash Developers Pvt. Ltd.**
(Promoter's Name).

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, and based on Completion Certificate received
from Structural Engineer and Site Supervisor; and to the best of my/our knowledge

I/We

Hereby certify that the real estate project **Avinash New County** has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

3. The Real Estate Project "**Avinash New County**" (Project Name) is granted Occupancy Certificate/Completion Certificate bearing number क्रमांक/5719/5(1)/BPS/म.नि.अ./NRANVP/2024 नवा रायपुर अटल नगर, दिनांक 09/07/2024 by कार्यालय नवा रायपुर अटल नगर विकास प्राधिकरण पर्यावास भवन, नार्थ ब्लॉक सेक्टर-19, नवा रायपुर अटल नगर रायपुर (छ.ग.)-492002 (Local Planning Authority)

Yours Faithfully

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

Signature & Name of the Architect

(License No. CA/97/21901)

Certificate No. ANC/24-25/A-Q2

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.
- (7) This certificate has to be issued by the Architect after the occupation or the completion certificate is received by the Competent Authority.
- (8) On the basis of this certificate the promoter will be withdrawing the balance in the designated account.
- (9) If the promoter has done anything which is not as per the plan, the architect should not issue this certificate as he will be personally held liable.
- (10) This certificate will be in due course verified by the independent Chartered Accountant and also by the association of Allottees.
- (11) The Architect shall not be in the list of **Defaulter Architect** of the **Council of Architect** at the time of issuing of this certificate.