

**FORM 1**  
**ARCHITECT'S CERTIFICATE**

**Date : 06<sup>th</sup> October 2021**

To,  
The Tarangan Infra Ventures Private Limited,  
Plot No. 263, Bajaj Nagar,  
WHC Road, Nagpur-440010 (MH)

**Subject :** Certificate of Percentage of Completion of Construction Work of **Pioneer Orchid** [MahaRERA Registration Number: P50500017948] , 1 No. of Building situated on the plot No. R6 bearing CTS No. 505 demarcated by its boundaries Plot No R-3 R4 And R5 to the North 15 Meter DP Road to the South 18 Meter DP Road to the East Mihan Boundary to the West of Division Nagpur, village Nagpur, taluka Nagpur District PIN-440006 admeasuring 6133.62 sq.mtrs. area being developed by Tarangan Infravnetures Private Limited.

Sir,

We **Emanate Design (Architect Lokesh Kadu)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Pioneer Orchid**, 1 No. of Building situated on the plot No. R6 bearing CTS No. 505 demarcated by its boundaries Plot No R-3 R4 And R5 to the North 15 Meter DP Road to the South 18 Meter DP Road to the East Mihan Boundary to the West of Division Nagpur, village Nagpur, taluka Nagpur District PIN-440006 admeasuring 6133.62 sq.mtrs. area being developed by Tarangan Infravnetures Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s **Emanate Design (Architect Lokesh Kadu)** as L.S. / Architect ;
- (ii) **P.S Patankar** as Structural Consultant
- (iii) **Shri Kamal Kishor Sahu** as Site Engineer

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 done for the building of the Real Estate Project **Pioneer Orchid** is under registration of 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**

Building: Pioneer Orchid

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | Number of Basement(s) : 0 and Plinth : 1Nos                                                                                                                                                                                                                                                                                                                                                                             | 100%                    |
| 3      | Number of Podiums : 0                                                                                                                                                                                                                                                                                                                                                                                                   | NA                      |
| 4      | Stilt Floor -1                                                                                                                                                                                                                                                                                                                                                                                                          | 100%                    |
| 5      | Number of Slabs of Super Structure : 12                                                                                                                                                                                                                                                                                                                                                                                 | 85%                     |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 45%                     |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 10%                     |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 30%                     |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 50%                     |
| 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 | 15%                     |

  
**Ar. LOKESH KADU**  
 CA/ 2007/ 39381  
 NMC R.402, NIT-2140

**TABLE-B**  
**Internal & External Development Works in Respect of the entire Registered Phase**

| S.No. | Common areas and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details                                           |
|-------|-------------------------------------------------------|-------------------|-------------------------|---------------------------------------------------|
| 1.    | Internal Roads & Footpaths                            | No                | 0                       | NA                                                |
| 2.    | Water Supply                                          | Yes               | 0                       | WATER SUPPLY SHALL BE APPLIED AFTER RECEIPT OF OC |
| 3.    | Sewerage (chamber, lines, Septic Tank , STP)          | Yes               | 100                     | NO STP                                            |
| 4.    | Storm Water Drains                                    | YES               | 80                      | AS PER PLAN                                       |
| 5.    | Landscaping & Tree Planting                           | Yes               | 0                       | AS PER BUILDING PERMIT                            |
| 6.    | Street Lighting                                       | YES               | 30                      | ONLY IN PROJECT PREMISES                          |
| 7.    | Community Buildings                                   | No                | 0                       | NA                                                |
| 8.    | Treatment and disposal of sewage and sullage water    | No                | 0                       | NA                                                |
| 9.    | Solid Waste management & Disposal                     | NO                | 0                       | NA                                                |
| 10.   | Water conservation, Rain water harvesting             | YES               | 40                      | AS PER PLAN                                       |
| 11.   | Energy management                                     | Yes               | 15                      | SOLAR WATER HEATERS ON THE BUILDING TERRACE       |
| 12.   | Fire protection and fire safety requirements          | Yes               | 0                       | AS PER PLAN                                       |
| 13.   | Electrical meter room, sub-station, receiving station | Yes               | 0                       | NO SUBSTATION ONLY ELECTRIC PANEL BOARD           |
| 14.   | Open Parking                                          | Yes               | 0                       | AS PER PLAN                                       |
| 15.   | Aggregate area of recreational Open Space :           | NO                | 0                       | NA                                                |

Yours Faithfully

Ar Lokesh Kadu  
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