



Nirav Bharatkumar Mistry (CA/2018/100368)
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FORM 1

(See Regulation 3)

ARCHITECT'S CERTIFICATE

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

To

The **PRATITI DEVELOPERS**

Subject : Certificate of Percentage of Completion of Construction Work of 1, No. of Building(s) A, Wing(s) of Phase of the Project (Gujarat RERA Registration Number **null** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot No **54/OGNAJ/MOJE OGNAJ, /NA/R.S. No. 1525/217/P/60/1** demarcated by its boundaries (latitude and longitude of the end the West of Division, Village **MOJE OGNAJ**, taluka **Daskroi**, District **Ahmedabad**, PIN **380060**, admeasuring **638.0** sq.mts. area being developed by **PRATITI DEVELOPERS**

Sir,

I/We **NIRAV BHARATKUMAR MISTRY** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1, Building(s) A, Wing(s) of Phase of the Project situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **54/OGNAJ/MOJE OGNAJ, /NA/R.S. No. 1525/217/P/60/1** of Division, taluka **Daskroi**, District **Ahmedabad**, PIN **380060**, admeasuring **638.0**, sq.mts. area being developed by (Promoter's Name) **PRATITI DEVELOPERS**, as per the approved plan.

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

- (i) M/s./Shri/Smt. **Nirav Bharatkumar Mistry** as Architect/Engineer
(ii) M/s./Shri/Smt. **HARSHILKUMAR GAJENDRABHAI PATEL** as Structural Consultant

Based on Site Inspection by undersigned on **22-Apr-2025** date and with respect to each of the Building/Wing or of the plots as the case may be 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 **null** 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

A				
Sr. No	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	100	10-11-2024	31-12-2025
2	1 number of Basement(s) and Plinth (No. & %)	90	01-01-2025	15-06-2025
3	0 number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	50	01-03-2025	31-07-2025
5	8 number of Slabs of Super Structure (No. & %)	50	01-06-2025	31-12-2025
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	0	01-01-2026	30-06-2026
7	Sanitary Fittings & color work within the Flat/Premises (%)	0	01-04-2026	31-12-2026
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	0	01-10-2026	31-03-2027
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	0	01-01-2027	31-12-2027
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	30-09-2027	30-09-2028

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	Activity Start Date	Activity Completion Date
1	Internal Roads & Footpaths	YES	0	N.A.	30-09-2025	30-09-2028
2	Water Supplys	YES	0	N.A.	30-09-2025	30-09-2028
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0	N.A.	30-09-2025	30-09-2028
4	Storm Water Drains	YES	0	N.A.	30-09-2025	30-09-2028
5	Landscaping & Tree Planting	YES	0	N.A.	30-09-2025	30-09-2028
6	Street Lighting	YES	0	N.A.	30-09-2025	30-09-2028
7	Community Buildings	YES	0	N.A.	30-09-2025	30-09-2028
8	Treatment and disposal of sewage and sullage water /STP	NO	0	NA	NA	NA
9	Solid Waste Management & Disposal	YES	0	N.A.	30-09-2025	30-09-2028
10	Water Conservation,Rain Water Harvesting,Percolating Well/Pit .	YES	0	N.A.	30-09-2025	30-09-2028
11	Energy Management	YES	0	N.A.	30-09-2025	30-09-2028
12	Fire Protection and Fire Safety Requirements	YES	0	N.A.	30-09-2027	31-12-2028
13	Electrical Meter Room, Sub-station,Receiving Station.	YES	0	N.A.	30-09-2026	30-09-2027
14	Fire fighting facilities	YES	0	N.A.	30-09-2027	30-09-2028
15	Drinking water facilities	YES	0	N.A.	30-09-2027	30-09-2028
16	Emergency evacuation services	YES	0	N.A.	30-09-2027	30-09-2028
17	Use of renewable energy	YES	0	N.A.	30-09-2026	30-09-2028
18	Security using CCTV surveillance	YES	0	N.A.	31-12-2027	30-09-2028
19	Letter Box	YES	0	N.A.	31-03-2028	30-09-2028

Table –C

Details regarding Garage and Parking in respect of the entire registered phase

Sr. No.	Details	Proposed Total Number	Total Area(Sq Mtrs)	Percentage of work done
1	Garage	0	0.0	0
2	Covered Parking	54	560.75	0
3	Open Parking	0	0	0

Yours Faithfully,

Name of Architect	NIRAV BHARATKUMAR MISTRY
Council of Architects(CoA) Registration No.	CA/2018/100368
Council of Architects(CoA) Registration valid till	31-Dec-2029
Date of physical visit to the site	22-Apr-2025
Firm Name	MISTRY DESIGNS
Remark	OK

@This is online submitted document with due eKYC done, hence no physical signature required.