

**Annexure A**

**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)

Date: 07/10/2025

To,

**NIDHAAN PROPERTIES LLP**

**MUMBAI SUBURBAN, MAHARASHTRA, 400057**

**Subject :** Certificate of percentage of Work of completion of construction work of **NIDHAAN CORPORATE PARK** having MahaRERA Registration Number **P51800078312** (Only Applicable after project Registration) being developed by **NIDHAAN PROPERTIES LLP**

Sir,

I/We **SSA CONSULTANT** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of completion of Construction Work of **NIDHAAN CORPORATE PARK** having MahaRERA Registration Number **P51800078312** (Only Applicable after project Registration, being developed by **NIDHAAN PROPERTIES LLP** )

Based on Site Inspection,with respect to Layout / 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 each of the building/Wing of the Real Estate Project under 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**

**Layout/Building/Wing Number: COMMERCIAL - WING A/NA**

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	60.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	30.00
8	Sanitary Fitting within the Flat/Premises	0.00

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any other activities.	0.00

**Layout/Building/Wing Number: RESIDENTIAL WING B/NA**

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth,	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	100.00
7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	75.00
8	Sanitary Fitting within the Flat/Premises	0.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	0.00
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of Sale. Any other activities.	0.00



**Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number**

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	0.00	NA
2	Water Supply	Yes	0.00	WIP
3	Sewerage (Chamber, Lines, Septic Tank , STP)	No	0.00	NA
4	Storm Water Drains	Yes	0.00	WIP
5	Landscaping & Tree Planting	No	0.00	NA
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	No	0.00	NA
10	Water conservation /Rain water harvesting	Yes	0.00	WIP
11	Energy managemcnt	No	0.00	NA
12	Fire protection and fire safety requirements	Yes	0.00	WIP
13	Electrical meter room, sub-station, receiving station	Yes	0.00	WIP
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	No	0.00	NA

Yours Faithfully

SHIRISH  
MOTIRAM  
SAMEL

Digitaly signed by SHIRISH MOTIRAM SAMEL  
DN: c=IN, o=PERSONAL, idn=7310,  
passcode=4cc2e1b00334334929e288a3db1e3e  
2.5.4.20+147c7c36370519bf7e0e+10fc9e0e04d  
9e6b19e3440de6c10ff1eac8ff4c10,  
genid:1, Cn:Shirish Motiram Samel,  
email:shirish.motiram@nidhaanproperties.com  
cn=SHIRISH MOTIRAM SAMEL  
Date: 2025.10.07 15:48:25 +05'30'

**SSA CONSULTANT**

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect  
( License No: S-382/LS)

Date of Certificate:

Agreed and accepted by:

*Jagut V. Shah*

**Signature of Promoter**

**Name: NIDHAAN PROPERTIES LLP**

**Date: 07-10-2025**

