[MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM - 5
ARCHITECT'S CERTIFICATE

(To be uploaded by the promoter on his web page on the RERA portal for Quarterly Updates)

Date: 25/01/2023

RERA No. : P49900030637
Project Name : Navkar Residency
Promoter Name: Pramod Gulecha

Subject: Certificate of Percentage of Completion of Construction Work of Navkar Residency No. of Building(s)/ Row House + Flats 02 Phase of the Project P49900030637 situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 44,49,65,66,67,68,69 demarcated by its boundaries 30M ROAD to the North PLOT NO 45 TO 49 to the South GAT NO 10 to the East PLOT NO 62 TO 64 to the West of Division Chalisgaon Village Takli Taluka Chalisgaon District Chalisgaon PIN 424101 admeasuring 2373.64 sq.mts., area being developed by Navkar Residency.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. _____

I/ We Niraj Mantri have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of the Construction Work of the Building(s) Residential Row house + Flats 2 Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no 44,49,65,66,67,68,69 of Division Chalisgaon Village Chalisagaon Taluka Chalisgaon District Chalisgaon PIN_424101 admeasuring 2373.64sq.mts., area being developed by Navkar Residency.

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

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(i) M/s/Shri. Niraj mantri as Architect;

(ii) M/s/Shri. Milind Rathi as Structural Consultantt

(iii) M/s/Shri. Nilesh Kankriya as MEP Consultant

(iv) M/s/Shri. Sunil Bhosale as Site Supervisor

Based on the Site Inspection dated 31/12/2022, 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 each of the building/Wing of the Real Estate Project as registered vide number P49900030637 under RERA 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 /Wing Number_____ (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	70%
2	------- Number of Basement(s) and plinth	70%
3	Stilt Floor	60%
4	-------- Number of Slabs of Super Structure	60%
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	60%
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	60%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	40%
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	50%
9	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, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	-

Table-B

Internal and External Development Works in respect of the entire Registered Phase/Project.

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details

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1	Internal Roads & Footpaths	Yes	100%	
2	Water Supply	Yes	100%	
3	Sewerage (Chamber, lines, Septic Tank STP)	-	-	
4	Storm Water Drains			
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	-	-	
8	Treatment and Disposal of sewage and sullage water	Yes	40%	
9	Solid Waste management & Disposal			
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy Management	-	-	
12	Fire protection and fire safety requirements	Yes	30%	
13	Electrical meter room, sub – station, receiving station	Yes	40%	
14	Others (Add more option)			

Yours Faithfully

NIRAJ D. MANTRI
(B.Arch.)
REG.No.CA/2001/28114

Signature & Name (in Block letter) of Architect
License No.: REG NO. CA/2001/28114
Address: JALGAON
Contact No.: 9422277643

Place: JALGAON
Date: 25/01/2023

***Note**: The same Engineer is responsible for the completion of Project. In case of Change in the Engineer, approval needs to be taken from the Authority.

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