TUSHAR N. DESHPANDE
(Engineer & Contractor)

O/R. : Near Dhoble Vakil House,
Ramajichi Wadi, Navi Shukrawari,
Nagpur - 440 032.

NIT L.S. NO. 1159
NMC L.S. NO. 81

- CIVIL CONSULTANT
- PLANNER
- VALUER
- SURVEYOR

Mob. : 9326657994, 9822693068

Ref. No.

Date :

FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 28th July 2017

To,
Nakshatra Infraventure,
Plot no. 24, Abhang Apartment,
Central Excise Colony,
Ring Road, Nagpur-15

Subject: Certificate of Cost Incurred for Development of Nakshatra-1 for Construction of 1 building/1 Wing of the Phase (MahaRERA Registration Number) situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no R-1,R-8 demarcated by its boundaries (latitude and longitude of the end points) Gaonthan to the North Plot nos.R-2,R-3,R-4,R-5,R-6,R-7 to the South Sanction Lay-out Kh.No.1 part to the East 24mtrs. Proposed road to the West of Division Nagpur village Pipla taluka Nagpur District Nagpur PIN 440034 admeasuring 2780.09 sq.mts. area being developed by NakshatraInfraventure.

Sir,

I Tushar N.Deshpande have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being one Building one Wing of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no R-1, R-8 of Division Nagpur village Nagpur taluka Nagpur District Nagpur PIN 440034 admeasuring 2780.09 sq.mts. area being developed by NakshatraInfraventure.

1. Following technical professionals are appointed by Owner / Promoter :-
(i) Shri Tushar N. Deshpande as L.S. / Architect ;
(ii) Shri Praveen J. wadhonkar as Structural Consultant
(iii) Shri Sarang Khapekar as Quantity Surveyor

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 each of the building/Wing of the Real Estate Project Nakshatra- 1 as registered 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

Building: Nakshatra-1

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Nmber of Basement: 0 and Plinth: 1	100%
3	Number of Podiums: 0	NA
4	Stilt Floor: 1	100%
5	Number of Slabs of Super Structure: 5	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
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%

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 & Foothpaths	NO	0	NA
2.	Water Supply	Yes	0	After possession
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	0	Sewer line
4.	Storm Water Drains	Yes	0	As per plan
5.	Landscaping & Tree Planting	No	0	NA
6.	Street Lighting	No	0	NA

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	0	As per plan
11.	Energy management	Yes	0	Solar Water Heater
12.	Fire protection and fire safety requirements	No	0	NA
13.	Electrical meter room, sub-station, receiving station	Yes	60	Electrical meter room
14.	Others (Option to Add more)	-	-	-

Yours Faithfully

Tushar Deshpande
(License NO.....)

TUSHAR N. DESHPANDE
NIT L. S. No. - 1159 NMC L. S. No. 81
NEAR DHOBLE VAKIL HOUSE,
RAMA NIGHI WARD, NAVI SHUKRAWARI