FORM 1

[*See* Regulation 3]

ARCHITECT'SCERTIFICATE

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

For the quarter ended on 31st March, 2021

Date: 30th April, 2021

To,

Badjate Real Estate Pvt. Ltd.,
Shop no.01 & 02, Sant gadge Maharaj Dharamshala,
Medical Square, Nagpur 400010

Subject: Certificate of Percentage of Completion of Construction Work of "City center-2" project [Maha RERA No. **P50500003869** for the Construction of one commercial Building situated on the Plot No. X-102/2 admeasuring about 6,144 sq. mtrs., of Mouza Rengapar, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Butibori, MIDC, Tahsil & District – Nagpur demarcated by its boundaries as below, being developed by M/s Badjate Real Estate Pvt. Ltd.

On the East: Plot no. X-102/3
On the West: Plot no. X-102/1
On the North: Road
On the South: Plot no. X-102/4

Sir,

I/ We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the One Building of the Project "City center-2", Building situated on the Plot No. X-102/2 admeasuring about 6,144 sq. meters. of Mouza Rengapar, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Butibori, MIDC, Tahsil & District – Nagpur demarcated by its boundaries as below, being developed by M/s Badjate Real Estate Pvt. Ltd.

On the East: Plot no. X-102/3
On the West: Plot no. X-102/1
On the North: Road
On the South: Plot no. X-102/4

1. Following technical professionals are appointed by Owner / Promoter :—
   i. Shri Bhavik M. Jain as Architect
   ii. M/s. P. T. Mase & Associates as Structural Consultant

2. 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 as registered vide . P50500003869 number under Maha 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 the Table B

TABLE-A

Building /Wing Number 01 (to be prepared separately for each Building /Wing of the Project)

Sr. No. (1)	Task/ Activity (2)	Percentage of work done (3)
1.	Excavation	100%
2.	01 number of Basement(s) and 1 Plinth	100%
3.	... number of Podiums	NA
4.	Stilt Floor	NA
5.	04 number of Slabs of Super Structure	100%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	90
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	80

8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90
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.	90

TABLE-B

Internal and external Development Works in respect of the entire Registered Phase.

Sl. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Foot-paths.	No		
2.	Water Supply	Yes	100	
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	65	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting.	Yes	15	
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal.	No		

10	Water conservation, Rain water harvesting.	Yes	70	
11	Energy management	No		
12	Fire protection and fire safety requirements	Yes	100	
13	Electrical meter room, sub-station, receiving station.	Yes	100	
14	Others (Option to Add more).			

Yours Faithfully,

Bhavik gain

BHAVIK M. JAIN
CA / 2017 / 82531

BHAVIK M. JAIN

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No.CA/2017/82531)