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 December, 2020

Date: 31st January, 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. | 87 |
| 7. | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | 77 |

| | | |
|---|---|---|
| 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 Jain

BHAVIK M. JAIN
CA / 2017 / 82531

BHAVIK M. JAIN

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

(License No.CA/2017/82531)