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📍 301, Plot No. 01, Vinayak Enclave, Beside ABS Gym & Epicure Food Plaza,
T-Point, Manish Nagar, Nagpur-440015

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)

For the quarter ended on 31st March, 2022

Date: 10th April, 2023

To,

Badjate Real Estate Pvt. Ltd.,
Shop No. 01 & 02, Sant Gadge Maharaj Dharamshala,
Medical Square, Nagpur 4400010

Subject: Certificate of Percentage of Completion of Construction Work of **City Center-2** having Maha RERA Registration Number P50500003869 being developed by Badjate Real Estate Pvt. Ltd.

Sir,

I, Kapil P. Thakur have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of development Work of the Project "**City Center-2**", having Maha RERA Registration Number P50500003869 being developed by Badjate Real Estate Pvt. Ltd.

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the

Building/Wing of the Real Estate Project under Maha RERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-1

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

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	100%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	100%
8.	Sanitary Fittings within Flats / Premises	100%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	100%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	100%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 to Agreement of Sale, Any other Activity	100%

TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase /

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	100.00%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100.00%	
4.	Storm Water Drains	No		
5.	Landscaping & Tree Planting	Yes	100.00%	
6.	Street Lighting	No		
7.	Community Buildings	No		
8.	Treatment & Disposal of Sewage and Sullage Water	No		
9.	Solid Waste Management & Disposal	No		
10.	Water Conservation / Rain Water Harvesting	Yes	100.00%	
11.	Energy Management	No		
12.	Fire Protection & Fire Safety requirements	Yes	100.00%	
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	100.00%	
14.	Others (Option to Add more)	No		

Yours faithfully,

Signature & Name of Land Surveyor / Architect

M/S.. Kapil P. Thakur

License Number - STATE/R/2022/APL/02534



Agreed & Accepted by:

Signature of Promoter

Name: Mr. Kishore Jham

Date: 10th April, 2023