

WAVECAD DESIGN

F-1, Radhika Apartment, Prashant Nagar,
Near Ajni Sq., Nagpur.
Mail: wavearch7@gmail.com

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

For the quarter ended 31st March, 2025

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

Date: 14/04/2025

To,
Lush Properties-1,
AD complex, Old Motor Stand,
Itwari, Nagpur 440002

Subject: Certificate of Percentage of Completion of Construction Work of **Gulmohar Greens** having
Maha RERA Registration Number P50500078477 being developed by **Lush Properties-1**.

Sir,

I, **Piyush Dhakate**, have undertaken assignment as Architect / Licensed Surveyor of certifying
Percentage of Completion of development Work of the Project "Gulmohar Greens", having
MahaRERA Registration Number P50500078477 being developed by **Lush Properties-1**.

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 MahaRERA 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.

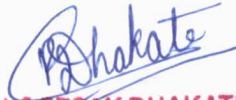

PIYUSHA DEEPAK DHAKATE
ARCHITECT (B.ARCH)
COA: CA/2023/163936
NMRDA/R/2023/APL/00241
MOBILE NO.: 9158426278

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by PIYUSHA
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DHAKATE Date: 2025.04.17
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TABLE-A-Not Applicable

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	NA
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt Floor	NA
6.	Slab of Super Structure	NA
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	NA
8.	Sanitary Fittings within Flats / Premises	NA
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	NA
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	NA
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	NA


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TABLE-B

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

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	Yes	16.00%	
2.	Water Supply	Yes	0.00%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	10.00%	
4.	Storm Water Drains	Yes	0.00%	
5.	Landscaping & Tree Planting	Yes	0.00%	
6.	Street Lighting	Yes	0.00%	
7.	Community Buildings	No	NA	
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	0.00%	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / Rain Water Harvesting	Yes	0.00%	
11.	Energy Management	No	NA	
12.	Fire Protection & Fire Safety requirements	No	NA	
13.	Electrical Meter Room, Sub-Station, Receiving Station (Transformer)	Yes	NA	
14.	Others (Option to Add more)	No	NA	

Yours faithfully,

PIYUSHA DEEPAK DHAKATE

ARCHITECT (B.ARCH)

COA: CA/2023/163936

NMRDA/R/2023/APL/00241

MOBILE NO. 9158426078

Signature & Name of Land Surveyor / Architect

Ar.Piyush Dhakate

License Number (NMRDA/R/2023/APL/00241)

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Date: 2025.04.17

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Signature of Promoter

Name: Vinod Agrawal

Date: 14/04/2025.