



# NITIN BAGADIA & ASSOCIATES

ARCHITECTS ■  
INTERIOR DESIGNERS ■  
LANDSCAPE DESIGNERS ■  
ENGINEERS ■  
& REG. VALUERS ■

**Ar. Nitin V. Bagadia**

B. Arch., P.V.A., L.I.V.

Office : 220, Pride Group, Labh Chambaras, Station Road, Aurangabad 431 001.

Tel. : Off. 2345016, Resi. 2327319, Cell : 9823133690, 9326133690, E-mail : abdpridegroup@yahoo.com

Ref. :

Date :

## 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- Building/Wing wise)

Date: 07/07/2020

To

**M/S PRIDE VENTURES (I) PVT. LTD.**

**Gut No 708, Aurangabad – Jalna Road,**

**Opp. Airport, Chikalthana, Aurangabad.**

Subject: Certificate of Completion of Construction Work of **D** Buildings of Project **PRIDE PHOENIX**, [ **MAHA RERA Registration No. P51500000852**] situated on the **Gut No. 736, Village Chikalthana, Aurangabad**, demarcated by its boundaries (latitude and longitude of the end points) **19° 52' 8.33" North and 75° 24' 13.35" East**, to the  
North – **Side Margin**  
South – **Side Margin, 9.00 m Road & MHADA Plot**  
East – **Side Margin & 24.00 m Road**  
West – **Side Margin & C Type Building**

at **Gut No. 736, Behind Civil Hospital, Jalna Road, Chikalthana, Aurangabad PIN 431007**  
admeasuring **Building D 4495.67 sq. mts. area & proportionate open space 394.88 sq. mts & Club House Area 75.20 sq. mts** being developed by **Pride Ventures (I) Pvt. Ltd.**

Sir,

I **Ar. Nitin Venuprasad Bagadia** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **D** Buildings of Project **PRIDE PHOENIX**, [ **MAHA RERA Registration No. P51500000852**] situated on the **Gut No. 736, Behind Civil Hospital, Jalna Road, Village Chikalthana, Aurangabad, Tq. & Dist. Aurangabad** admeasuring **Building D 4495.67 sq. mts. area & proportionate open space 394.88 sq. mts area & Club House Area 75.20 sq. mts**, being developed by **Pride Ventures (I) Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter: -

- i. M/s/ **Nitin Venuprasad Bagadia and Associates (Reg. No .CA / 2000/ 26895), Aurangabad** as L.S. / Architect;
- ii. M/s **CORE CONSULTANTS (Er. Rajesh Vargantwar), Aurangabad** as Structural Consultant.
- iii. **Mr. Santosh Uttamrao Thorat, Aurangabad** Site Supervisor.

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 number **MAHA RERA Registration No. P51500000852** is, as per table A herein below. The percentage of the work executed with respect to each of the major activity of the **Building D** and Overall Percentage of work done with respect to each Building is detailed in the Table B.

**Table A**

**Building D**

(To be prepared separately for each Building /Wing of the Project)

| <b>BUILDING A1</b> |                                                                                                                   |                      |
|--------------------|-------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>SR.NO.</b>      | <b>TASKS / ACTIVITY</b>                                                                                           | <b>% OF WORKDONE</b> |
| 01                 | Excavation                                                                                                        | 100%                 |
| 02                 | 1 Number of Plinth                                                                                                | 100%                 |
| 03                 | 0 Number of Basement Floor                                                                                        | 100%                 |
| 04                 | 1 Number of Stilt Floor                                                                                           | 100%                 |
| 05                 | 4 Number of Slabs of Super Structure                                                                              | 100%                 |
| 06                 | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 90%                  |
| 07                 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                          | 65%                  |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                         |     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 08 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 80% |
| 09 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 00% |
| 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 | 00% |
| 11 | Overall Percentage of Completion of the work done for the entire Building/Wing                                                                                                                                                                                                                                                                                                                                          | 70% |

**Table B**

(Internal & External Development Works in Respect of the entire Registered Phase)

| SR.NO. | TASKS / ACTIVITY                           | PROPOSED<br>(YES/NO) | % OF<br>WORKDONE | DETAILS                        |
|--------|--------------------------------------------|----------------------|------------------|--------------------------------|
| 01     | Internal Roads & Footpaths                 | Yes                  | 65%              | As per drawings by Consultants |
| 02     | Water Supply                               | Yes                  | 65%              | As per drawings by Consultants |
| 03     | Sewerage (chamber, lines, Septic Tank, STP | Yes                  | 65%              | As per drawings by Consultants |
| 04     | Storm Water Drains                         | Yes                  | 00%              | As per drawings by Consultants |
| 05     | Landscaping & Tree Planting                | Yes                  | 55%              | As per drawings by Consultants |

|    |                                                       |     |     |                                |
|----|-------------------------------------------------------|-----|-----|--------------------------------|
| 06 | Aggregate Area of Recreational open Space             | Yes | 00% | As per drawings by Consultants |
| 07 | Street Lighting                                       | Yes | 75% | As per drawings by Consultants |
| 08 | Community Buildings                                   | Yes | 00% | Not Applicable                 |
| 09 | Treatment and disposal of sewage and sullage water    | NO  |     | Not Applicable                 |
| 10 | Solid Waste management & Disposal                     | NO  |     | Not Applicable                 |
| 11 | Water conservation, Rain water harvesting             | Yes | 00% | As per drawings by Consultants |
| 12 | Energy management                                     | NO  |     | Not Applicable                 |
| 13 | Fire protection and fire safety requirements          | Yes | 00% | As per drawings by Consultants |
| 14 | Electrical meter room. Sub-station, receiving station | Yes | 00% | As per drawings by Consultants |
| 15 | Others. Compound wall & Entrance Gate                 | Yes | 75% | As per drawings by Consultants |

**Overall project completion is 70.00 % for building & 74.17 % for Internal & External developments work.**

Yours Faithfully

  
**Ar. NITIN V. BAGADIA**  
 B.Arch  
 Reg.No.CA/2000/26895  
 Aurangabad.  
**AR. NITIN VENUPRASAD BAGADIA**  
 (License No.CA / 2000/ 26895)