MANISH KALE & ASSOCIATES

Architects, Designers & Approved Valuers

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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: 20/07/2017

To

M/S. VIKAS DEVELOPERS,
Shri Dyanesh Arcade, C.T.S. NO. 20310/4,
Samarth nagar, Aurangabad.

Subject: Certificate of Percentage of Completion of Construction Work of Residential Project named **'Sai Nakshtra – BUILDING A & B (Phase I)'**, [to be registered in RERA] situated on the Plot bearing GUT .No. 103 (part), Nakshtrawadi , Paithan Road,, Aurangabad demarcated by its boundaries (latitude and longitude of the end points)

19° 49' 17.54" North and 75° 16' 50.39" East, to the

North – Gut.No.103(Part) Mr.Pimpale's Land
South – Remaining part of this land GUT NO. 103
East – Remaining part of this land GUT NO. 103
West –Remaining part of this land GUT NO. 103

village Aurangabad, taluka Aurangabad District Aurangabad PIN 431001 admeasuring 8100.00 sq.mts.. area being developed by **promoter M/s. VIKAS DEVELOPERS (Prop. VIKAS LAXMAN CHAUDHARY).**

Sir,

I **Manish Kale & Associates** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **'Sai Nakshtra – Building A & B (Phase I)'** project situated on the **GUT. No.103 (part), Nakshtrawadi , Paithan Road,** village **Aurangabad**, taluka **Aurangabad** District **Aurangabad** PIN **431001** admeasuring **8100.00** sq.mts. area being developed by **Promoter M/s. VIKAS DEVELOPERS (Prop. VIKAS LAXMAN CHAUDHARY).**

1. Following technical professionals are appointed by Owner / Promoter :-
   i. M/s/ **MANISH KALE & ASSOCIATES (Ar. Manish Kale) (Reg. No CA / 93 / 15610), Aurangabad** as Architect;
   i. Shri **Vikas L. Chaudhary**, as Structural Consultant.

For MANISH KALE & ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

ii. Shri **Ramesh Dalwi** as Site Engineer.

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done of the building of the Real Estate Project- 'Sai Nakshtra – BUILDING A & B (Phase I)'as registered vide number [to be registered in RERA]-under maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the entire phase is detailed in table B.

Table A

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

BUILDING A & B

S. No.	Tasks / Activity	Percentage of Work
1	Excavation	100%
2	0 Number of Basement(s) and 1 Number of Plinth	100%
3	0 Number of Podiums	0
4	1 Number of Stilt Floor	100%
5	8 Number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats / Premises, Doors and Windows to each of the Flat / Premise	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings with the Flat / Premises	100%
8	Staircases, Lift Wells and Lobbies at each Floor Level connecting Staircases and Lifts, Overhead and Under-ground Water Tanks	100%
9	The external plumbing and external plaster, elevation completion of terraces with water-proofing of the Building / Wing	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments 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 area appurtenant to Building / Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	100%
11	Overall Percentage of Completion of the work done for the entire Building / Wing	100%

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TABLE-B

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

SAI NAKSHATRA

Common Areas and Facilities, Amenities	Proposed	Percentage of Completion	Details
Internal Roads and Footpath	Yes	100%	COMPLETED
Water Supply	Yes	100%	BORE WATER
Sewerage (Chamber, Line, Septic, Tank, STP)	Yes	100%	DRANIAGE AND CHAMBER LINE DISPOSALTO SEPTIC TANK COMPLETED
Storm Water Drains	NA	0%	NA
Landscaping & Tree Planting	Yes	100%	COMPLETED
Street Lighting	Yes	100%	AROUND BUILDING COMPLETED
Community Buildings	NO	0	NA
Treatment and Disposal of Sewage and Sullage Water	NO	0%	NA
Solid Waste Management and Disposal	NO	0%	NA
Water Conversation, Rain Water Harvesting	Yes	100%	COMPLETED
Energy Management	NO	0%	NA
Fire Protection and Fire Safety Requirements	Yes	100%	COMPLETED
Electrical Meter Room, Sub-station, Receiving Station	Yes	100%	COMPLETED
Aggregate Area of Recreational Open Space	Yes	100%	COMPLETED
Open Parking	Yes	100%	COMPLETED

Yours Faithfully,

For MANISH KALE & ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610