URBAN
ATELIER

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)

Date: 05.01.2023

To,

M/S LAKSHAVINAYAK DEVELOPERS,
HARSUL, AURANGABAD- 431008

Subject: Certificate of Percentage of Completion of Construction Work of Building of the **GURUCHARAN HERITAGE.[RERA REG. NO. P51500018829]** situated on, **GUT NO.167/2 (P), HARSUL, AURANGABAD** demarcated by its boundaries (latitude and longitude of the end points)

To the North – 24 M WIDE (Harsul - Pisadevi) ROAD,

To the South – Land from Gut No. 170,

To the East – Land (PLOTTED LAYOUT) from Gut No.167(P),

To the West – Gurucharan Residency - Housing Project .

Of Division Aurangabad, **GUT NO. 167/2(P), HARSUL, AURANGABAD admeasuring 3800.00 Sq.mtrs** for comprising **GURUCHARAN HERITAGE** and **346.68 sq.mtrs open space** are being developed by Promoter **M/S LAKSHAVINAYAK DEVELOPERS.**

For URBAN ATELIER

PARTNER

Contact: S-2, 29, Raj Apartments,G - Town Center, CIDCO, Aurangabad. +91-9545599333,+91-9922334497 ar.urbanatelier@gmail.com

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Sir,

I Dhiraj S. Deshmukh have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the of the Project comprising Building, of the Project **GURUCHARAN HERITAGE**, situated on the, **GUT NO.167/2 (P), HARSUL, AURANGABAD** admeasuring **3800.00 Sq.mtrs** for comprising **GURUCHARAN HERITAGE** and **346.68 sq.mtrs** open space. Comprising **GURUCHARAN HERITAGE** are being developed by Promoter **M/S LAKSHAVINAYAK DEVELOPERS**.

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

(i) Dhiraj S. Deshmukh as Architect

(ii) Pradeep Mote as Structural Consultant

Based on Site Inspection, with respect to each of Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for comprising Building of the Real Estate Project – **GURUCHARAN HERITAGE** as registered vide number **[RERA REG. NO. P51500018829]** 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 Table B.

For URBAN ATELIER

PARTNER

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Table A

GURUCHARAN HERITAGE, Gut No. 167/2(P), HARSUL, Aurangabad.

S. No.	Tasks / Activity	Percentage of Work
1	Excavation	100%
2	X Number of Basement(s) and Plinth	100%
3	X Number of Podiums	NA
4	Stilt Floor	100%
5	X 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	14.70%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings with the Flat / Premises	0%
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	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's 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	0%
11	Overall Percentage of Completion of the work done for the entire Building / Wing	**51.47%**

for URBAN ATELIER

PARTNER

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TABLE-B

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

GURUCHARAN HERITAGE, Gut No. 167/2 (P), HARSUL, Aurangabad.

S. No	Common Areas and Facilities, Amenities	Proposed	Percentage of Completion	Details
1	Internal Roads and Footpath	Yes	0%	NOT YET STARTED
2	Water Supply	Yes	0%	NOT YET STARTED
3	Sewerage (Chamber, Line, Septic, Tank, STP)	Yes	0%	NOT YET STARTED
4	Storm Water Drains	Yes	0%	NOT YET STARTED
5	Landscaping & Tree Planting	Yes	0%	NOT YET STARTED
6	Street Lighting	Yes	0%	NOT YET STARTED
7	Community Buildings	NO	0%	NA
8	Treatment and Disposal of Sewage and Salvage Water	NO	0%	NA
9	Solid Waste Management and Disposal	NO	0%	NA
10	Water Conversation, Rain Water Harvesting	Yes	0%	NOT YET STARTED
11	Energy Management	NO	0%	NA
12	Fire Protection and Fire Safety Requirements	NO	0%	NA
13	Electrical Meter Room, Sub-station, Receiving Station	YES	0%	NOT YET STARTED
14	Aggregate Area of Recreational Open Space	YES	0%	NOT YET STARTED
15	Open Parking	NO	0%	NA

Yours Faithfully,

For URBAN ATELIER

PARTNER

Ar. Dhiraj S. Deshmukh
Reg. no - CA/2013/59544

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