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: 02.01.2024

To,

M/S LAKSHAVINAYAK DEVELOPERS,
HARSUL, AURANGABAD- 431008

Subject: Certificate of Percentage of Completion of Construction Work of Building of the **GURUCHARAN HERITAGE,** having **MahaRERA REG. NO. P51500018829** being developed by Promoter **M/S LAKSHAVINAYAK DEVELOPERS.**

Sir,

I Dhiraj S. Deshmukh have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the of the Project comprising Building, of the Project **GURUCHARAN HERITAGE** as registered vide number **RERA REG. NO. P51500018829** being developed by Promoter **M/S LAKSHAVINAYAK DEVELOPERS.**

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.

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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	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings with the Flat / Premises	80%
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 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	**78.00%**

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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	30%	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

Agreed & Accepted by:

Signature of Promoter

Name:

Date:

Yours Faithfully,

for URBAN ARCHITECTS

PARTNER

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

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