

[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: 19.5.2020

To,

The JAZ AMBE PROPERTIES Partnership firm.
(Name & Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of Resi + Comm.

— No. of Building(s)/ A & B Wing(s) of the Lotus Pride
Phase of the Project [MahaRERA Registration Number] situated on the
Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 11, S.No. 277/1/2 + 277/2/1 + 278/2/1
demarcated by its boundaries (latitude and longitude of the end
points) S.No. 278/2P to the North P.No. 8, 9, 10 to the South 12.0M Rd to the East
P.No. 5 to the West of Division Nashik village Nashik
taluka Nashik District Nashik PIN 422002
admeasuring 1619.40 sq.mts. area being developed
by [Promoter's Name] JAZ AMBE PROPERTIES PARTNERSHIP FIRM

Sir,

I/ We Vilas M. Kattkade have undertaken assignment as Architect / Licensed Surveyor of certifying
Percentage of Completion of Construction Work of the Lotus Pride Building(s)/
A & B Wing(s) of the — Phase of the Project, situated on the plot bearing C.N. No./CTS
No./Survey No./ Final Plot No. 277/1/2 + 277/2/1 + 278/2/1 of Division Nashik village Nashik
taluka Nashik District Nashik PIN 422002 admeasuring 1619.40
sq.mts. area being developed by [Promoter's Name] JAZ AMBE PROPERTIES PARTNERSHIP FIRM

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

- (i) M/s/Shri/Smt. Vilas Madhav Kattkade as L.S. / Architect;
(ii) M/s /Shri / Smt. Vilas Madhav Kattkade as Structural Consultant (iii)
M/s /Shri / Smt. _____ as MEP Consultant (iv) M/s/Shri
/ Smt. MR. TUSHAR S. BODAKE as 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 27AANFJ2865K125
under MahaRERA 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



TABLE-A

Building /Wing Number ¹⁹⁸ (to be prepared separately for each Building /Wing of the Project)

"Lotus Pkde"

Sr No. (1)	Tasks /Activity (2)	Percentage of work done (3)
1	Excavation	100%
2	_____ number of Basement(s) and Plinth	100%
3	_____ number of Podiums	N/A
4	Stilt Floor	
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/Premises.	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	30%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead, and Underground Water Tanks.	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	30%
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.	0% Total @ 68% work completed



TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1	Internal Roads & Footpaths.	NO	N/A	—
2	Water Supply	YES	90%.	work in progress
3	Sewerage (Chamber lines, Septic tank STP)	YES	90%.	work in progress
4	Storm Water Drains	NO	N/A	—
5	Landscaping & Tree Planting	NO	N/A	—
6	Street Lighting	NO	N/A	—
7	Community Buildings	NO	N/A	—
8	Treatment and disposal of sewage and sullage water	NO	N/A	—
9	Solid waste management & disposal	NO	N/A	—
10	Water conservation, Rain water harvesting	YES	0%.	work in progress.
11	Energy management	NO	N/A	—
12	Fire protection and fire safety requirements	NO	N/A	—
13	Electrical meter room, sub-station, receiving station.	YES	90%.	work in progress.
14	Others (Option to Add more)	N/A	N/A	—

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No. ~~46~~-NMG)

(to be prepared for the entire registered phase of the Real Estate Project)

Lorus Pride

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. N/A
2	Cost incurred as on _____ (based on estimated cost)	} N/A
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours Faithfully,

Signature of Engineer.

(Licence No. ...83....)



*** Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

ENGINEER'S CERTIFICATE

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

Date : 19/5/2020

To, JAJ AMBE PROPERTIES PARTNERSHIP FIRM
The _____ (Name & Address of Promoter),

Subject : Certificate of Cost Incurred for Development of [Project Name] for Construction

"Lotus Pride" of A+B building(s)/ - Wing(s) of the _____ Phase (MahaRERA Registration Number) situated on the Plot No. 11 bearing G.N. No./CTS No./Survey No./ Final Plot No. 277/1/2+277/2/1+278/2/1 demarcated by its boundaries (latitude and longitude of the end points) 278/2/1 to the North P.No. 83/10 to the South 12.0m to the East P.No. 5 to the West of Division Nashik Village - Nashik Taluka Nashik District Nashik PIN 422002 admeasuring 1619.40 sq.mts. area being developed by [Promoter] JAJ AMBE PROPERTIES PARTNERSHIP FIRM

Ref : MahaRERA Registration Number 27AANFJ2865K125

Sir,

I/We Vilas M. Katkade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being - Lotus Pride

Building(s)/ A+B Wing(s) of the - Phase situated on the plot bearing G.N. P.No. 11 No./CTS No./Survey No./ Final Plot No. 277/1/2+277/2/1+278/2/1 of Division Nashik Village - Nashik Taluka Nashik District Nashik PIN 422002 admeasuring 1619.40 sq.mts. area being developed by [Owner/Promoter] - JAJ AMBE PROPERTIES PARTNERSHIP FIRM

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

- M/s /Shri/Smt Vilas M. Katkade as L.S./ Architect ;
- M/s /Shri/Smt Vilas M. Katkade as Structural Consultant
- M/s /Shri/Smt - as MEP Consultant
- M/s /Shri/Smt Tushar S. Bodake as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by V.M. Katkade quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 7,50,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Nashik M. Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,10,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. 2,40,00,000 (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number A+B or called Lorius Side

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

Sr. No (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the building/wing as on <u>A+B</u> date of Registration is	Rs. <u>7,50,00,000</u>
2	Cost incurred as on <u>19/5/2020</u> (based on estimated cost)	Rs. <u>5,10,00,000/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	Rs. <u>68%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>2,40,00,000/-</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>


