Ar. AVINASH KOTHAWADE
B.Arch, A.I.I.A. F.I.V. | CA / 98 / 23341
ARCHITECT AND INTERIOR DESIGNER

FORM – 1

ARCHITECT'S CERTIFICATE

Date – 20/01/2025

To,

The **M/s. Deshpande Constructions & Land Developers, Viraj Corner,** Canara corner, NASHIK - 422002

Subject – Certificate of percentage of completion of construction work of **Shree Ramchandra Nagar, phase 2,** Building, project (Maha RERA registration Number P51600022059) situated on the **Survey No. 232/4,** demarcated by its boundries (latitude = --------- North & longitude = ---------- East of the end points) building to the **Survey no. 232/4** to the **North – survey no. 229& 15 mtr wide Road** to the **south – Survey no- 233& 217** to the **east – Survey. No. 303&331** to the **West – Survey no-232 HISSA No.-1+2+3+4 & Survey no-232/1+2+3/3, 7.5 mtr colony road** Taluka & District Nashik PIN 422004 admeasuring 3391sq.mtr for phase 2out of total **12800.00** Sq. Mtr. being developed by **M/s. Deshpande Constructions & Land Developers,** Nashik.

Sir,

I **Shri. Avinash Kothawade,** Nashik Architects, have undertaken assignment as architect of certifying percentage of Completion of Construction Work of the Shree **Ramchandra Nagar,** being developed by **M/s. Deshpande Constructions & Land Developers,** Nashik

Based on site inspection, with respect to building of the aforesaid real estate project, I certify that as on the date of this certificate, the percentage of work done for building of the real estate project as registered vide number **P51600022059** under Maha RERA 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.

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Off Sharanpur Road, Tilak Wadi, Nashik 422002

TABLE – A

Shree Ramchandra Nagar phase 2

Sr.No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	100 %
2	Basements (if any)	100 %
3	Podiums (if any)	100 %
4	Plinth	100 %
5	Stilt Floor -	100 %
6	23 Slabs of Super Structure D WING	100 %
7	Internal Walls, Internal Plaster, Flooring, Door and Windows within Flat/ Premises.	70 %
8	Sanitary Fitting within the Flat/Premises,	-
9	Staircases, Lifts Wells and Lobbies at each floor level overhead and underground water tanks	75 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/ wing	65 %
11	Installation of lifts, water pumps, fire fighting fittings and equipment as per CFO NOC, electrical fittings 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 complete project as per specifications in agreement of sale. Any other activities.	30 %

TABLE - B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1	Internal Roads & Footpaths	No	-	-
2	Water Supply (From Nashik Municipal Corporation)	Yes	-	-
3	Sewerage (Chamber, Lines, Septic Tank, SIP)	Yes	-	-
4	Storm water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	No	-	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	Yes	-	-
9	Solid waste management & Disposal	Yes	-	-
10	Water Conservation, Rain Water harvesting	Yes	-	-
11	Energy Management	No	-	-
12	Fire protection and fire safety requirements	Yes	-	-
13	Electrical meter room, Sub- station, receiving station	Yes	-	-
14	Others (Option to add more)	No	-	-

Yours Faithfully,

Ar. Avinash G. Kothawade.

B.Arch., A.I.I.A., F.I.V.,
CA/98/23341.

Agreed and Accepted by:

Signature of Promoter

Name:

Deshpande Construction and Land Developers

Partner