



PANKAJ CHINCHMALATPURE & ASSOCIATES

E.Arch./M.Sc. Project Management (P.M.), R.C.A., A.I.I.D.

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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)

DATE: 23.04.2018

To,
The L.K. CONSTRUCTIONS
Shubham Apartment no. 03,
Plot no. 39, Jal Vihar Colony,
Hingna Road, Nagpur

Subject: Certificate of Percentage of Completion of Construction Work of MANJUSHA REGALIA No. of Building ONE of the Project (Maha RERA Registration Number P50500002805) situated on the Plot bearing C.N. No/CTS No. /Survey no. / Final Plot no. R-3, KH.NO.133/2, P.H.NO.44, C.S.NO. 773, SHEET NO.592/54, MOUZA - JAITALA, NAGPUR TAL. + DIST - NAGPUR demarcated by its boundaries OPEN SPACE to the North, 9.00 M. WIDE ROAD to the south, KH.NO.132/1 to the east, 9.00 M. WIDE ROAD to the west, admeasuring 1244.430 Sq.Mts (as per R.L) area being developed by L.K. CONSTRUCTIONS

Sir/ Ma'am,

We M/s. PANKAJ CHINCHMALATPURE & ASSOCIATES have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the MANJUSHA REGALIA No. of Building ONE of the Project situated on the Plot bearing C.N. No/CTS No. /Survey no. / Final Plot no. R-3, KH.NO.133/2, P.H.NO.44, C.S.NO. 773, SHEET NO.592/54, MOUZA - JAITALA, NAGPUR TAL. + DIST - NAGPUR admeasuring 1244.430 Sq.Mts (as per R.L) area being developed by L.K. CONSTRUCTIONS

Following technical professionals are appointed by L.K. CONSTRUCTIONS (Owner / Promoter):-

- M/s. Pankaj Chinchmalatpure & Associates as an Architect;
- Shri. Vijay Vishwakarma as Structural Consultant;
- M/s/Shri / Smt _____ as MEP Consultant;
- Shri Ram Krishna Khare 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 P50500002805 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.

PANKAJ CHINCHMALATPURE & ASSOCIATES
B.Arch./M.Sc. Project Management (P.M.), R.C.A., A.I.I.D.
ARCHITECT / INTERIOR DESIGNER
PROJECT MANAGEMENT CONSULTANTS
CA / 2006 / 43065; NMC / R-534; NIT/2295

Table A
MANJUSHA REGALIA Building

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100.00%
2	One Plinth	100.00%
3	Number of Podiums	NA
4	Stilt Floor	100.00%
5	FIVE number of Slabs of Super Structure	80.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50.00%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5.00%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	20.00%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0.00%
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	0.00%

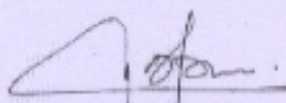
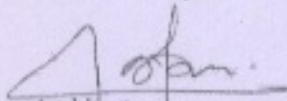

PANKAJ CHINCHMALPURE & ASSOCIATES
 E&A, MS: Proj Management (I,X), AICA, AIIA, A.I.D.
 ARCHITECT - INTERIOR DESIGNER
 PROJECT MANAGEMENT CONSULTANTS
 CA / 2009 / 43065; NMC / R-534; NIT/2356

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	-	NA
2	Water Supply	Yes	0.00%	To be obtained after OC
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0.00%	Yet to start
4	Storm Water Drains	Yes	0.00%	Yet to start
5	Landscaping & Tree planting	Yes	0.00%	Yet to start
6	Street Lighting	No	-	NA
7	Community Buildings	No	-	NA
8	Treatment and disposal of sewage and sullage water	No	-	NA
9	Solid Waste Management & Disposal	No	-	NA
10	Water conservation, Rain water harvesting	Yes	0.00%	As per attached plan
11	Energy management	Yes	0.00%	As per attached plan
12	Fire protection and fire safety requirements	No	-	NA
13	Electrical meter room, sub-station, receiving station	Yes	0.00%	To be done at the end stage
14	Others (Option to Add more)	NA	-	NA

Yours Faithfully,



Architect

M/s. Pankaj Chinchmalatpure & Associates
(REGTN NO. CA/ 2008/ 43065)**PANKAJ CHINCHMALATPURE & ASSOCIATES**B.Arch, M.Sc. Project Management (UK), R.I.C.A., A.I.A., A.I.E.D.
ARCHITECT - INTERIOR DESIGNER
PROJECT MANAGEMENT CONSULTANTS
CA / 2008 / 43065; NMC / R-534; NIT/2396