



M. D. Padole

ARCHITECTURAL CONSULTANT

N.I.T.L.S. No.2090 / N.M.C.L.S. No.L-447

■ Consulting Engineer ■ Architectural Designer ■ Planner, Estimator, Valuer ■ Licenced Surveyor

**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 : 31/07/2017

To
The Vijaya V Ingle
Mahalaxmi Constructions, Manewada, Besa Road, Nagpur

Subject : Certificate of Percentage of Completion of Construction Work of Mahalaxmi Palace 1 , Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 23, 24, 24A demarcated by its boundaries (latitude and longitude of the end points) Plot No 22 to the North 9 mtrs road to the South 9 mtrs road to the East Plot No 22 to the West of Division Nagpur taluka Nagpur District Nagpur PIN 440024 admeasuring 465.79 sq.mts. area being developed by Mahalaxmi Constructions.

Sir, **SANDEEP SHASTRI AND ASSOCIATES**

I/ We Mahesh Padole have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building Mahalaxmi Palace 1 Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 23, 24 ,24A of Division Nagpur taluka Nagpur District Nagpur PIN 440024 admeasuring 465.79 sq.mts. area being developed by Mahalaxmi Constructions.

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

- (i) Shri Mahesh Padole as L.S. / Architect ;
- (ii) Shri Ashish Soni as Structural Consultant
- (iii) Shri Bhalekar as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate

Table A

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

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	0 number of Basement(s) and 1 Plinth	100
3	_____ number of Podiums	
4	Stilt Floor 1	100
5	5 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	70
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	70
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	

TABLE-B

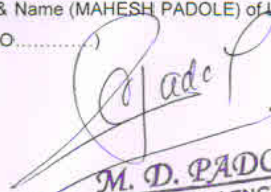
Internal & External Development Works in Respect of the entire Registered Phase

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths			
2	Water Supply	Yes	50	
3	Sewarage (chamber, lines, Septic Tank , STP)	Yes	50	
4	Storm Water Drains			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			

11.	Energy management			
12.	Fire protection and fire safety requirements			
13.	Electrical meter room, sub-station, receiving station			
14.	Others (Option to Add more)			

Yours Faithfully

Signature & Name (MAHESH PADOLE) of L S/ Architect
(License NO.....)


M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T.L.S. NO. 2090
N.M.C.L.S. NO. L-447



SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES