Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

FORM – 1
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and for Withdrawal of money from Designated Account- Building/Wing wise)

Date:22-07-2017

To,
M/S. R. C. CON ASSOCIATES JV
61, NEW RAMDASPETH,
NAGPUR- 440010

Subject: Certificate of percentage of Completion of Construction Work of CASA LOTUS Building(s)/ 02 Wing(s) A & B /Phase- I of the Project [RERA Registration Number] situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 06, Kh./Survey No. 334/1 demarcated by its boundaries (latitude and longitude of the end points) (21°05'06.6"N 78°58'14.3"E) to the North 9 m. road to the South 15 m. road to the East plot no. 7 to the West Ammenity space -II of Division Nagpur village Wanadongri taluka NAGPUR District NAGPUR PIN 441110 admeasuring 3026.266 sq.mts. area being developed by M/s. R. C. CON ASSOCIATES JV.

Sir,
I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the CASA LOTUS Building(s)/ **A** Wing(s) of the Building / Phase –I of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 06, Kh./Survey No. 334/1 of Division **Nagpur** village **Nagpur** taluka **Nagpur** District **Nagpur** PIN **441110** admeasuring **3026.266 sq.mts.** area being developed by M/s. R. C. CON ASSOCIATES JV.

1. Following technical professionals are appointed by Owner / Promoters:
   i. Shri. Prashant Satpute as L.S. / Architect.
   ii. Shri P. S. Patankar as Structural Consultant.
   iii. Shri ..... as MEP Consultant.
   iv. Shri Subhash Rahangdale 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 date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ under RERA is as pert table A herein below. The percentage of the work executed with respect to each of the major activity of the Building/Wing and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

TABLE - A

Building /Wing Number "CASA LOTUS" WING A (to be prepared separately for each Building /Wing of the Project)

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	90 %
2. 01 number of Basement(s) and Plinth	100%
3. _____ number of Podiums	---
4. Stilt Floor	60 %
5. 05 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	20 %
7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	75 %
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, 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 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

Yours Faithfully,

Signature

Name:- PRASHANT B. SATPUTE

OF L.S./ Architect

License No.

PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

TABLE - A

Building /Wing Number "CASA LOTUS" WING B (to be prepared separately for each Building /Wing of the Project)

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	90 %
2. 01 number of Plinth	100%
3. _____ number of Podiums	---
4. Stilt Floor	60 %
5. 05 number of Slabs of Super Structure	0 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0 %
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, 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 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

Yours Faithfully,

Signature

Name:- PRASHANT B. SATPUTE

OF L.S./ Architect

License No.

PRASHANT SATPUTE
B.ARCH. (MCAS.) B'BAY, M.C.A.
REG. No.: CA/2001/13818
MIT LS. No. 001
N.M.C. L.S. No. R-222

TABLE – B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads &Footpaths	--	--	
2.	Water Supply	Yes	0 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0 %	
4.	Storm Water Drains	Yes	0 %	
5.	Landscaping & Tree Planting	--	--	
6.	Street Lighting	--	--	
7.	Community Buildings	--	--	
8.	Treatment and disposal of sewage and sullage water	--	--	
9.	Solid Waste Management and disposal.	--	--	
10.	Water Conservation, Rain water harvesting	Yes	0 %	
11.	Energy Management	--	--	
12.	Fire protection and fire safety requirement	--	--	
13.	Electrical meter room, sub-station, receiving station	--	--	
14.	Installation of Lifts	Yes	0 %	

Yours Faithfully

Signature

Name:- PRASHANT B. SATPUTE

OF L.S./ Architect

License No.

PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222