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

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 :- 17/07/2018.

To,
M/S. RAGHAV LIFESPACES
G.F. SHRINIVAS, PLOT NO. 172,
RAMNAGAR, NAGPUR -440010

Subject: Certificate of percentage of Completion of Construction Work of **"LAREGALIA"** Building(s)/Wing(s) /of the Project [**P50500004826**] situated on the Plot bearing C.N. No./CTS No./ Survey no./Final Plot No. 94, Mouza: Lendra, House no. 101, C.T.S. No. 1037, Sheet no. 51/15; ward no. 72; demarcated by its boundaries **(21.137771, 79.074384)**; 12 M. wide road to the North; conservancy lane to the South; plot no. 93 to the East; plot no. 95 to the West; of Division Nagpur; Village Nagpur; Taluka Nagpur; District Nagpur; PIN 440010; admeasuring **1114.80 sq.mts.** area being developed by **M/s. Raghav Lifespaces.**

Sir,
I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **"LAREGALIA"** Building(s)/ Wing(s) of the Building / of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 94, Mouza: Lendra, House no. 101, C.T.S. No. 1037, Sheet no. 51/15; ward no. 72; of Division Nagpur; Village Nagpur; Taluka-Nagpur; District Nagpur; PIN 440010 admeasuring **1114.80 sq.mts.** area being developed by **M/s. Raghav Lifespaces.**

1. Following technical professionals are appointed by Owner / Promoters:
    i. Shri. Prashant Satpute as Architect.
    ii. Shri P. S. Patankar as Structural Consultant.
    iii. Shri P.M. Choudhari as Site Engineer.

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 **P50500004826** 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 Name "LAREGALIA" Plot No. 94, Mouza: Lendra, House no. 101, C.T.S. No. 1037, Sheet no. 51/15; ward no. 72; Distt.- Nagpur.

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	95 %
2. 01 number of Plinth	100 %
3. 0 number of Podiums	---
4. Stilt Floor	90 %
5. 09 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	48 %
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 Tank	85 %
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	50 %
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.	40 %

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

PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.P.
REG. No.: CA/91/13818
M.S.I.T.L.S. No. 491
M.M.C. L.S. No. R-222

TABLE – B

Building Name "LAREGALIA" Plot No. 94, Mouza: Lendra, House no. 101, C.T.S. No. 1037, Sheet no. 51/15; ward no. 72; Distt.- Nagpur.

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	NO	---	
2.	Water Supply	YES	0 %	
3.	Sewerage (chamber, lines, ~~Septic Tank, STP~~)	YES	60 %	
4.	Storm Water Drains	NO	---	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	NO	---	
7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	NO	---	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	65 %	As per Sanction.
11.	Energy Management	YES	0 %	
12.	Fire protection and fire safety requirement	YES	0 %	As per Sanction.
13.	Electrical meter room, sub-station, receiving station	NO	---	
14.	Other (Swimming pool)	YES	40 %	

Yours Faithfully,

Signature

Name:- PRASHANT B. SATPUTE

T.S. No. 491