FORM 3

[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

To,

NAVNEET STAR REALITY LTD

The 'CANAL HEIGHTS' (Name & Address of Promoter),

95, CANAL ROAD, RAMDASPETH

NAGPUR - 440010

Subject : Certificate of Percentage of Completion of Construction Work of

CONSTRUCTION No. of Building(s)/ 01 Wing(s) of the R.C.C. Phase of the Project (MahaRERA Registration Number) situated on the Plot bearing C.N. No/CTS No/Survey No./ Final Plot No. 95 demarcated by its boundaries (latitude and longitude of the end points) ____ to the North 21°-07-54.11 to the South ____ to the East 79°-07-39.20 to the West of Division ____ village NAGPUR ____ taluka NAGPUR District NAGPUR PIN 440001 ____ admeasuring 1290.520 sq.mts. area being developed by (Promoter's Name)

Sir,

I/ We ASHOK MOKHA ARCHITECTS have undertaken the assignment as Architect /Licensed Surveyor/ certifying Percentage of Completion of Construction Work of the PLOT NO. 95 ____ Wing(s) of the R.C.C. Phase of the Project situated on the plot C.T.S. No./Survey No./Final Plot No. 1036 of Division WEST village NAGPUR taluka NAGPUR District NAGPUR PIN 440001 admeasuring ____ sq.mts. area being developed by (Promoter's Name).

I/ Following technical professionals are appointed by Owner / Promoter

(i) M/s/Shri/Smt. ASHOK MOKHA as Local / Architect

(ii) M/s /Shri / Smt. P.S. PATANKAR as Structural Consultant

(iii) M/s /Shri / Smt. ____ as MEP Consultant

(iv) M/s /Shri / Smt. ASHOK MOKHA ARCHITECTS 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 of the Building/Wing of the Real Estate Project registered vide number ____ of Promoter MahaRERA is as per table A hereto below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A

Building/Wing Number* ____ (To be prepared separately for each Building/Wing of the Project)

Sr. No. (1)	Tasks/Activity (2)	Percentage of work done (3)
1.	Excavation	90%
2.	Number of Basement(s) and Plinth	
3.	Number of Podium(s)	
4.	Stilt Floor	
5.	11 number of Floor(s) of Super Structure	
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	75%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	75%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground Water Tanks	75%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	75%
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/s/Wing/s, Compound Wall and all other requirements as may be required for issue of Occupancy/ Completion Certificate	75%

TABLE B

Internal and 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)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths		50%	
2.	Water Supply		75%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)		75%	
4.	Storm Water Drains		75%	

(1)	(2)	(3)	(4)	(5)
5.	Landscaping& Tree Planting.		10%.	
6.	Street Lighting		—	
7.	Community Buildings		—	
8.	Treatment and disposal of sewage and sullage water.			
9.	Solid Waste management & Disposal		75%.	
10.	Water conservation, Rain water harvesting.		75%.	
11.	Energy management		-	
12.	Fire protection and fire safety requirements		75%.	
13.	Electrical meter room, sub-station, receiving station.		75%.	
14.	Others (Option to Add more).		-	

Yours Faithfully,

REGD. ARCHITECT CA/81/6481

Signature & Name (IN BLOCK LETTERS) of L.S./ Architect

(Licensed Surveyor)

Ar. ASHOK SHEODANMAL MOHTA

NMC R-27