

**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 : 27.07.2017

To

UNIQUE DEVELOPERS, 168, CHHATRAPATI NAGAR, NAGPUR. (Name & Address of Promoter),

Subject : Certificate of Percentage of Completion of Construction Work of JANAI BALAJI APARTMENTS, No. of Building 1 Wing(s) of the **ONE Phase of the Project** [Maha RERA Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey no./ Final Plot No E, KH.NO. 33,35/3, C.S. NO. 492/2, MZ. SOMALWADA, NAGPUR, demarcated by its boundaries (latitude and longitude of the end points-- 21°6'24.68N , 79°4'21.72E , 21°6'22.75N , 79°4'22.65E , 21°6'23.92N , 79°4'23.14E , 21°6'23.14N , 79°4'21.36E) , TO THE NORTH- P.NO. B, TO THE SOUTH- AMENITY SPACE, TO THE EAST- BHAGYODAYA SOCIETY, TO THE WEST- 9.00 M WIDE ROAD, of Division __ village MZ. SOMALWADA, Taluka NAGPUR, District NAGPUR PIN 440015 admeasuring 2254.695 sq.mts., area being developed by **UNIQUE DEVELOPERS**

Sir,

I **ABHIJIT AMBADAS ASOLKAR** have undertaken assignment as **Architect** of certifying Percentage of Completion of Construction Work of the JANAI BALAJI APARTMENTS, Building(s)/ ONE Wing(s) of the **ONE Phase** of the Project situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no "E" KH.NO. 33,35/3, C.S. NO. 492/2,, MZ. SOMALWADA, of Division __ village MZ. SOMALWADA, Taluka NAGPUR, District NAGPUR PIN 440015 ,admeasuring 2254.695 sq.mts. area being developed by **UNIQUE DEVELOPERS**

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

(i) Shri/ **ABHIJIT AMBADAS ASOLKAR** as L.S. / Architect ;

(ii) Shri / PRASHANT Y. GHUSHE as Structural Consultant

(iii) M/s /Shri / Smt _____ as MEP Consultant

(iv) Shri / VIRENDRA GAIKWAD as Site Supervisor



GOVERNMENT REGISTERED VALUER

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 _____ 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.

Table A

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

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100.00
2	ONE number of Basement(s) and Plinth	100.00
3	NIL number of Podiums	N.A
4	Stilt Floor ---- 2 NOS.	100.00
5	TWELVE number of Slabs of Super Structure	58.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	20.00
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	00.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	58.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	00.00
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



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 & Foot paths	NO	NA	NA
2.	Water Supply	YES	50.00	Borewell & NMC supply
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0.00	As per consultants drawings
4.	Storm Water Drains	NO	NA	NA
5.	Landscaping & Tree Planting	NO	NA	NA
6.	Street Lighting	NO	NA	NA
7.	Community Buildings	NO	NA	NA
8.	Treatment and disposal of sewage and sullage water	NO	NA	NA
9.	Solid Waste management & Disposal	NO	NA	NA
10.	Water conservation, Rain water harvesting	YES	00.00	As per NMC norms
11.	Energy management	YES	0.00	Solar water Panels
12.	Fire protection and fire safety requirements	YES	0.00	As per the conditions of Fire Departments
13.	Electrical meter room, sub-station, receiving station	YES	0.00	As per MSEB guidelines
14.	Others (Option to Add more)	YES	30.00	CLUB HOUSE

Yours Faithfully

Signature & Name (ABHIJIT AMBADAS ASOLKAR)   / Architect
(License NO ----- CA/ 92/15321)