

# RSA

RAVI SONKUSARE ARCHITECTS

FORM 1

## ARCHITECTS CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and for withdrawal of money from Designated Account)

Date: 31-03-2020

To,  
Mr. Sunil Laddhad/ Mr. Nimish Laddhad,  
01, Manoj Building, Central Bazar Road, Ramdaspath,  
Nagpur 440010.

Subject: Certificate of Percentage of Completion of Construction Work of "Sumangal Vihar" Three No. of Building(s)/Three (Bhalchandra, Moreshwar & Sarvesh) Wing(s) of Project [Maha RERA Registration Number P50500007042] situated on the Plot No. 1 bearing Kh. No. 04 on Final demarcated by its boundaries (latitude and longitude of the end points) Kh.No. 3 to the North, Kh.No. 6 to the South, Kh.No. 6 to the East, Khasara Boundary of Mouza Wagdhara to the West, Nagpur of Division, Village: Isasani, Taluka: Hingna, District: Nagpur. Pin - 441110 Admeasuring - 37300.00 Sq.mts. Area being developed by - Mr. Sunil Laddhad/Mr. Nimish Laddhad.

Sir,

I/ We **Ravindra Sonkusare** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of "Sumangal Vihar" Three No. of Building(s)/Three (Bhalchandra, Moreshwar & Sarvesh) Wing(s) of Project [Maha RERA Registration Number P50500007042] situated on the Plot No. 1 bearing Kh. No. 04 on Final demarcated by its boundaries (latitude and longitude of the end points) Kh.No. 3 to the North, Kh.No. 6 to the South, Kh.No. 6 to the East, Khasara Boundary of Mouza Wagdhara to the West, Nagpur of Division, Village: Isasani, Taluka: Hingna, District: Nagpur. Pin - 441110 Admeasuring - 37300.00 Sq.mts. Area being developed by - Mr. Sunil Laddhad/Mr. Nimish Laddhad.

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

(i) M/s/Shri/Smt **Ravindra Sonkusare Architects** as L.S/Architect.

(ii) M/s/Shri/Smt **Aaj Engineer** as Structural Consultant.

(iii) M/s/Shri/Smt **N.A** as MEP Consultant.

(iv) M/s/Shri/Smt **Shiv** as Site Supervisor.

Based on my inspection, with respect to Layout/ 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 under Maha Rera is as per Table A herein below. The percentage of the work executed with respect to each activity of the entire Phase is detailed in Table B.

C2, **RAVI SONKUSARE ARCHITECTS**, 187, GOKULPETH, NAGPUR, 440010. P 0712-6458130/2551321 M 9822578331  
ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIOR  
SC-2 RADHAKRISHNA APARTMENT, 187, GOKULPETH,  
NAGPUR 440010, PH.NO. 0712-2551321, 0712-6458130

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RAVI SONKUSARE ARCHITECTS

TABLE A

Layout/Building/Wing Number **Moreshwar** (to be prepared separately for each Layout/Building/Wing of the Project)

| SR NO (1) | TASK/ACTIVITY (2)                                                                                                                                                                                                                                                                                                                                                                                                                    | PERCENTAGE OF WORK ACTUAL DONE (As on date of Certificate) (3) |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 1.        | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                           | 100                                                            |
| 2.        | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                   | Nil                                                            |
| 3.        | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                     | Nil                                                            |
| 4.        | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                               | 100                                                            |
| 5.        | Stilt Floors                                                                                                                                                                                                                                                                                                                                                                                                                         | Nil                                                            |
| 6.        | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                             | 100                                                            |
| 7.        | Internal Walls, Internal Plaster, Floorings, Floorings, Doors and windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                       | 30                                                             |
| 8.        | Sanitary Fittings within Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                               | 0                                                              |
| 9.        | Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 80                                                             |
| 10.       | External Plumbing and External Plaster, elevation and completion of Terraces with waterproofing of Building/Wing.                                                                                                                                                                                                                                                                                                                    | 0                                                              |
| 11.       | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, 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 complete project as per specifications in Agreement to Sale. Any other Activities. | 0                                                              |



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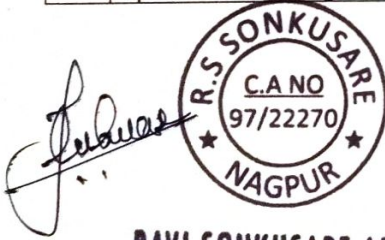
# RSA

RAVI SONKUSARE ARCHITECTS

TABLE A

Layout/Building/Wing Number **Sarvesh** (to be prepared separately for each Layout/Building/Wing of the Project)

| SR NO (1) | TASK/ACTIVITY (2)                                                                                                                                                                                                                                                                                                                                                                                                                    | PERCENTAGE OF WORK ACTUAL DONE (As on date of Certificate) (3) |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 1.        | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                           | 100                                                            |
| 2.        | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                   | Nil                                                            |
| 3.        | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                     | Nil                                                            |
| 4.        | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                               | 100                                                            |
| 5.        | Stilt Floors                                                                                                                                                                                                                                                                                                                                                                                                                         | Nil                                                            |
| 6.        | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                             | 100                                                            |
| 7.        | Internal Walls, Internal Plaster, Floorings, Floorings, Doors and windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                       | 0                                                              |
| 8.        | Sanitary Fittings within Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                               | 0                                                              |
| 9.        | Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 0                                                              |
| 10.       | External Plumbing and External Plaster, elevation and completion of Terraces with waterproofing of Building/Wing.                                                                                                                                                                                                                                                                                                                    | 0                                                              |
| 11.       | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, 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 complete project as per specifications in Agreement to Sale. Any other Activities. | 0                                                              |



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RAVI SONKUSARE ARCHITECTS

TABLE A

Layout/Building/Wing Number **Bhalchandra** (to be prepared separately for each Layout/Building/Wing of the Project)

| SR NO<br>(1) | TASK/ACTIVITY<br>(2)                                                                                                                                                                                                                                                                                                                                                                                                                 | PERCENTAGE OF<br>WORK ACTUAL<br>DONE<br>(As on date of<br>Certificate)<br>(3) |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 1.           | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                           | 100                                                                           |
| 2.           | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                   | Nil                                                                           |
| 3.           | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                     | Nil                                                                           |
| 4.           | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                               | 100                                                                           |
| 5.           | Stilt Floors                                                                                                                                                                                                                                                                                                                                                                                                                         | Nil                                                                           |
| 6.           | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                             | 100                                                                           |
| 7.           | Internal Walls, Internal Plaster, Floorings, Floorings, Doors and windows within Flat/Premises                                                                                                                                                                                                                                                                                                                                       | 0                                                                             |
| 8.           | Sanitary Fittings within Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                               | 0                                                                             |
| 9.           | Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 0                                                                             |
| 10.          | External Plumbing and External Plaster, elevation and completion of Terraces with waterproofing of Building/Wing.                                                                                                                                                                                                                                                                                                                    | 0                                                                             |
| 11.          | Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings, 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 complete project as per specifications in Agreement to Sale. Any other Activities. | 0                                                                             |



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NAGPUR 440010, PH.NO 0712-6458130 0712-6458130

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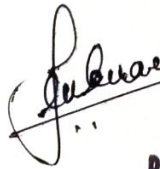
RAVI SONKUSARE ARCHITECTS

TABLE B

Common Areas (Internal and External Development Works) in Respect of the Registered Phase/Project.

| SR NO (1) | COMMON AREAS AND FACILITIES (2)                      | PROPOSED (Yes/No) (3) | Percentage of Actual Work Done (As on the date of the Certificate) (4) | Details (5) |
|-----------|------------------------------------------------------|-----------------------|------------------------------------------------------------------------|-------------|
| 1.        | Internal Roads and Footpaths                         | Yes                   | 10                                                                     |             |
| 2.        | Water Supply                                         | Yes                   | 10                                                                     |             |
| 3.        | Sewerage (Chamber lines, septic Tank, STP)           | Yes                   | 15                                                                     |             |
| 4.        | Storm Water Drains                                   | Yes                   | 15                                                                     |             |
| 5.        | Landscaping and Tree Planting                        | Yes                   | 10                                                                     |             |
| 6.        | Street Lighting                                      | Yes                   | 10                                                                     |             |
| 7.        | Community Buildings                                  | Yes                   | 10                                                                     |             |
| 8.        | Treatment and Disposal of Sewage and Sullage Water   | Yes                   | 15                                                                     |             |
| 9.        | Solid Waste Management & Disposal                    | Yes                   | 15                                                                     |             |
| 10.       | Water Conservation/ Rain water Harvesting            | Yes                   | 15                                                                     |             |
| 11.       | Energy Management                                    | Yes                   | 0                                                                      |             |
| 12.       | Fire Protection and Fire Safety Requirements         | Yes                   | 15                                                                     |             |
| 13.       | Electrical meter rooms, substation receiving station | Yes                   | 15                                                                     |             |
| 14.       | Other (Option to add more)                           |                       |                                                                        |             |

Yours Faithfully,



R.S Sonkusare  
Signature & Name Ls/ Architect  
Mr. Ravi Sonkusare  
License No: C.A No 97/22270

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Agreed and accepted by  
SUNIL LADDHAD &  
NIMISH LADDHAD (AOP)

Signature of Promoter  
Name: Mr. Nimish Laddhad  
Date: 31-03-2020

C2, RADHA KRISHNA APARTMENT, 187, GOKULPETH, NAGPUR, 440010. P 0712-6458130/2551321 M 9822578331