

# 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)

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

Date: 31-03-2025

Subject: Certificate of Percentage of Completion of Construction Work of Sumangal Vihar having Maharera Registration Number P50500007042 being developed by Mr. Sunil Laddhad/ Mr. Nimish Laddhad.

Sir,  
I/We **Mr. Ravi Sonkusare** have undertaken assignment as Architect/Licensed Surveyor of certifying percentage of Completion of Construction of Work **Sumangal Vihar** having MahaRera Registration Number **P50500007042** being developed by **Mr. Sunil Laddhad/ Mr. Nimish Laddhad**.

Based on site 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 MahaRera 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.

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                                                                                                                                                                                                                                                                                                                                       | 100                                                            |
| 8.        | Sanitary Fittings within Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                               | 85                                                             |
| 9.        | Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 100                                                            |
| 10.       | External Plumbing and External Plaster, elevation and completion of Terraces with waterproofing of Building/Wing                                                                                                                                                                                                                                                                                                                     | 100                                                            |
| 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. | 60                                                             |



RAVI SONKUSARE ARCHITECTS

ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIOR

FLD-DAGHAKRISHNA APARTMENT 102, GOKULPETH,  
NAGPUR 440010, PH. NO. 0712 2551321, 0712-6458130

GOKULPETH, NAGPUR, 440010. P 0712-6458130/2551321 M 9822578331

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RAVI SONKUSARE ARCHITECTS

TABLE A

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

| SR<br>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                                                                                                                                                                                                                                                                                                                                       | 100                                                                           |
| 8.              | Sanitary Fittings within Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                               | 65                                                                            |
| 9.              | Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 100                                                                           |
| 10.             | External Plumbing and External Plaster, elevation and completion of Terraces with waterproofing of Building/Wing                                                                                                                                                                                                                                                                                                                     | 100                                                                           |
| 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. | 50                                                                            |



**RAVI SONKUSARE ARCHITECTS**

ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIOR  
SC-2 RADHAKRISHNA APARTMENT, 187, GOKULPETH,  
NAGPUR 440010, PH. NO. 0712-2551321, 0712-6458130

# RSA

RAVI SONKUSARE ARCHITECTS

TABLE A

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

| SR<br>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                                                                                                                                                                                                                                                                                                                                       | 100                                                                           |
| 8.              | Sanitary Fittings within Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                               | 60                                                                            |
| 9.              | Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                           | 100                                                                           |
| 10.             | External Plumbing and External Plaster, elevation and completion of Terraces with waterproofing of Building/Wing.                                                                                                                                                                                                                                                                                                                    | 90                                                                            |
| 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. | 40                                                                            |



RAVI SONKUSARE ARCHITECTS

ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIOR  
SC-2 RADHAKRISHNA APARTMENT, 187, GOKULPETH,  
NAGPUR 440010, PH. NO. 0712-2551321, 0712-6458130

# RSA

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                   | 78                                                                     |             |
| 2.        | Water Supply                                         | Yes                   | 75                                                                     |             |
| 3.        | Sewerage (Chamber lines, septic Tank, STP)           | Yes                   | 79                                                                     |             |
| 4.        | Storm Water Drains                                   | Yes                   | 85                                                                     |             |
| 5.        | Landscaping and Tree Planting                        | Yes                   | 70                                                                     |             |
| 6.        | Street Lighting                                      | Yes                   | 85                                                                     |             |
| 7.        | Community Buildings                                  | Yes                   | 100                                                                    |             |
| 8.        | Treatment and Disposal of Sewage and Sullage Water   | Yes                   | 68                                                                     |             |
| 9.        | Solid Waste Management & Disposal                    | Yes                   | 44                                                                     |             |
| 10.       | Water Conservation/ Rain water Harvesting            | Yes                   | 49                                                                     |             |
| 11.       | Energy Management                                    | Yes                   | 50                                                                     |             |
| 12.       | Fire Protection and Fire Safety Requirements         | Yes                   | 70                                                                     |             |
| 13.       | Electrical meter rooms, substation receiving station | Yes                   | 70                                                                     |             |
| 14.       | Other (Option to add more)                           |                       |                                                                        |             |

Yours Faithfully,

RAVI SONKUSARE ARCHITECTS

ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIOR

52, 2 RADHA KRISHNA APARTMENT, 187, GOKULPETH,

RAVI SONKUSARE 97/22270 0712 6458130

Signature & Name Ls/ Architect

Mr. Ravi Sonkusare

License No: C.A No 97/22270



SUNIL LADDHAD &  
NIMISH LADDHAD (AOP)

Association Person

Signature of Promoter

Name: Mr. Nimish Laddhad

Date: 31-03-2025