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: 31-12-2023

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

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	68
8.	Sanitary Fittings within Flat/Premises	0
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.	30
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

R.S SONKUSARE C.A NO 97/22270 NAGPUR

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

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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	39
8.	Sanitary Fittings within Flat/Premises	0
9.	Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks	58
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

R.S. SONKUSARE C.A NO 97/22270 NAGPUR

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TABLE A

Layout/Building/Wing Number **Bhalchandra** (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	55
8.	Sanitary Fittings within Flat/Premises	0
9.	Staircase, Lift Wells and Lobbies at each Floor Level overhead and Underground Water Tanks	63
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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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 C.A NO 97/22270 NAGPUR

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)

Authorised Person

Signature of Promoter
Name: Mr. Nimish Laddhad
Date: 31-12-2023