Ulhas Mude & Associates
B. Arch
C. A. No. - CA/95/19279

ARCHITECT'S CERTIFICATE
(FORM-1 – TO BE SUBMITTED FOR ONGOING BUILDING/WINGS OF PROJECT)

Date : 31/12/2019

To
The- Rachana Developers.,
4th floor, LOTUS,WHC Road, Dharampeth,
(Gorepeth layout), between coffee house square &
Law college square, Nagpur(Maharashtra)

Subject: Certificate of Percentage of Completion of Construction Work of Rachana Samruddhi project situated on the KH no 9/3 B Mouza – Pipla , Nagpur as per sanctioned plan, demarcated by its boundaries Remaining Portion of KH no 9/3 and KH no 6 beyond to the North, KH no 9/2 to the South, Pandhan to the East & KH no 8 to the West of Division- Nagpur, village- Pipla , Taluka- Nagpur(Rural), District – Nagpur PIN - 440034 measuring 10500 sq.mts. area being developed by Rachana Developers.

Sir,
I Ulhas Mude & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Rachana Samruddhi project situated on the KH no 9/3 B Mouza – Pipla , Nagpur as per sanctioned plan, demarcated by its boundaries Remaining Portion of KH no 9/3 and KH no 6 beyond to the North, KH no 9/2 to the South, Pandhan to the East & KH no 8 to the West of Division- Nagpur, village- Pipla , Taluka- Nagpur(Rural), District – Nagpur PIN - 440034 measuring 10500 sq.mts. area being developed by Rachana Developers.

1. Following technical professionals are appointed by Owner / Promoter :-
(I) M/s Ulhas mude & Associates, Nagpur as Architect ;
(ii) M/s P.S. Patankar & Associates, Nagpur as Structural Consultant
(iii) M/s Zopate Electrical consultants pvt. ltd., Pune as Electrical Consultant
(iv) Shri Sanjay singh as Site In charge

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-(P50500008630)--under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the building and Overall Percentage of work done of development work with respect to building is detailed in the Table B.

Table A

Building Name A4 of project Rachana Samruddhi (Completed in all Aspects & Part occupancy Received)

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	100%
2.	Plinth	100%
3.	---- no of podiums	NA
4.	Stilt floor	100%
5.	2 nos of slabs of superstructure.	100%
6.	Internal walls, internal plaster, flooring within flat/ Premises, door & windows to each of the flat/premises.	100%
7.	Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	100%
8.	staircases, lift wells & lobbies at each floor level connecting To staircases & lifts, overhead & underground water tanks.	100%
9.	The external plumbing and external plaster, elevation, completion Of terraces with waterproofing .	100%
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.	100%

Building Name A3 of project Rachana Samruddhi

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	0%
2.	Plinth	0%
3.	---- no of podiums	NA
4.	Stilt floor	0%
5.	2 nos of slabs of superstructure.	0%
6.	Internal walls, internal plaster, flooring within flat/ Premises, door & windows to each of the flat/premises.	0%
7.	Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	0%

8. staircases, lift wells & lobbies at each floor level connecting To staircases & lifts, overhead & underground water tanks.	0%
9. The external plumbing and external plaster, elevation, completion Of terraces with waterproofing.	0%
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%

Building Name A2 of project Rachana Samruddhi

Sr. No Tasks /Activity	Percentage of work done
1. Excavation	0%
2. Plinth	0%
3. ---- no of podiums	NA
4. Stilt floor	0%
5. 7 nos of slabs of superstructure.	0%
6. Internal walls, internal plaster, flooring within flat/ Premises, door & windows to each of the flat/premises.	0%
7. Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	0%
8. staircases, lift wells & lobbies at each floor level connecting To staircases & lifts, overhead & underground water tanks.	0%
9. The external plumbing and external plaster, elevation, completion Of terraces with waterproofing.	0%
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%

Building Name A1 of project Rachana Samruddhi

Sr. No	Tasks /Activity	Percentage of work done
1.	Excavation	0%
2.	Plinth	0%
3.	---- no of podiums	NA
4.	Stilt floor	0%
5.	8 nos of slabs of superstructure.	0%
6.	Internal walls, internal plaster, flooring within flat/ Premises, door & windows to each of the flat/premises.	0%
7.	Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	0%
8.	Staircases, lift wells & lobbies at each floor level connecting To staircases & lifts, overhead & underground water tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing.	0%
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%

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 & Footpaths	Yes	80%	
2	Water Supply	Yes	100%	As per available source
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	20%	For A4 wing work completed
4	Storm Water Drains	Yes	20%	For A4 wing work completed
5	Landscaping & Tree Planting	Yes	20%	Road side plantation done
6	Street Lighting	Yes	80%	Road side work done
7	Community Buildings	No		
8	Treatment and disposal of sewage and sullage water	No		
9	Solid Waste management & Disposal	Yes	0%	
10	Water conservation, Rain water harvesting	Yes	0%	
11	Energy management	Yes	0%	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station	Yes	20%	For A4 wing Electric supply work done

Yours Faithfully



ULHAS MUDE & ASSOCIATES.

(License NO. CA/95/19279)