FORM - 1

ARCHITECT'S CERTIFICATE

(Submitted at the time of Registration of ongoing Project)

Date: 25-07-2017

To,
The Ramnath Developers Private Limited,
Admin Office Ramnath City, Land No.66(Part),
Bokhara, Koradi Road, Nagpur - 441111.

Subject: Certificate of percentage of Completion of Construction Work of Ramnath City Phase I, Group Housing Building, Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,APTS-1 & APTS-2 of the Project [for RERA Registration Number] situated on the Plot bearing Survey KH. NO. 66(PART) & 69/1, 69/2, 69/3, 69/4, 69/5 demarcated by its boundaries 21.229291° N & 79.074103° S, KH No. 55 & Outer Ring Road to the North Village Road to the South Khasra No. 67 & Outer Ring Road to the East Khasra No. 56, 64, 65 & 70 to the West of Division Nagpur, Village Bhokara, Taluka Nagpur, District Nagpur, PIN 441111 on part of layout land area admeasuring 48,266.56 sq.mts. (Land under Layout Gross Area) area being developed by Ramnath Developers Private Limited.

Sir,

I Punit Gupta have undertaken assignment as "Local Resident Architect" of certifying Percentage of Completion of Construction Work of the Ramnath City (Phase I) Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,APTS-1 & APTS-2 Wing(s) of the Building / Phase of the Project, situated on the plot bearing Survey KH. No. 66(PART) & 69/1, 69/2, 69/3, 69/4, 69/5 of Division Nagpur village Bokhara taluka Nagpur District Nagpur PIN 441111 on part of layout land area admeasuring 48,266.56 Sq.mts. (Land Under Layout – Gross Area) area being developed by Ramnath Developers Private Limited.

1. Following technical professionals are appointed by Owner / Promoters:
    i. Shri. Punit Gupta as "Local Resident Architect";
    ii. M/s Skyline Consulting Engineers Pvt. Ltd. as Structural Consultant
    iii. M/s Technodeal Consultants & Kishore Kogje as MEP Consultant
    iv. Shri Sagar Wankhede as Site Engineer & Quantity Surveyor.

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on date of this certificate, the Percentage of Work done is done on basis of Structural Drawings, MEP/ Services Drawings and Working Drawings provided by principal design consultants for each of the building/Wing of the Real Estate Project as registered vide number for RERA Registration under RERA is as pert table A herein below. The percentage of the work executed with respect to each of the major activity of the Building/Wing and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

TABLE A

Percentage of Work Done for Ramnath City (Phase I) Block No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19 **(fig in %age)**

S. N.	Task/ Activity (% of work done)	Block -01	Block -02	Block -03	Block -04	Block -05	Block -06	Block -07	Block -08	Block -09	Block -10	Block -11	Block -12	Block -13	Block -14	Block -15	Block -16	Block -17	Block -18	Block -19
1	Excavation	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	0
2	1 number of ~~Basement(s)~~ and Plinth	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	0
3	~~number of Podiums~~	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4	~~Stilt Floor~~	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5	2 number of Slabs of Super Structure	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100	100	100	100	100	100	100	100	100	100	90	70	70	80	100	95	50	50	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	100	100	100	100	100	100	100	100	100	100	90	70	60	70	100	95	50	50	0
8	Staircases, ~~Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts~~, Overhead Water Tanks, Underground Water Tanks	100	100	100	100	100	100	100	100	100	100	100	100	80	100	100	80	80	80	0
9	The external plumbing, external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	95	95	95	95	95	95	95	95	95	95	95	95	90	95	95	95	95	95	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	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	0

TABLE A

Percentage of Work Done for Ramnath City (Phase I) Block No. APTS-1 & APTS-2

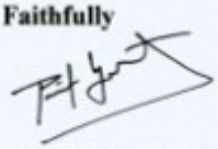
S. N.	Task/ Activity (% of work done)	APT-1 (%)	APT-2 (%)
1	Excavation	100	100
2	1 number of ~~Basement(s)~~ and Plinth	100	100
3	___ number of Podiums	NA	NA
4	Stilt Floor	95	95
5	8 number of Slabs of Super Structure	100	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	65	65
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50	50
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead Water Tanks, Underground Water Tanks	65	65
9	The external plumbing, external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90	90
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	80	80

Table B

Internal & External Development Works in Respect of the entire Registered Phase
Ramnath City Phase I

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	90	
2	Water Supply	Yes	95	
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	95	
4	Storm Water Drains	Yes	95	
5	Landscaping & Tree Planting	Yes	95	
6	Street Lighting	Yes	95	
7	Community Buildings (Approval & Sanction in process from NMRDA)	Yes	95	
8	Treatment and disposal of sewage and sullage water	Yes	95	
9	Solid Waste management & Disposal	NA	-	
10	Water conservation, ~~Rain water harvesting~~	Yes	95	
11	Energy management	NA	-	
12	Fire protection and fire safety requirements	Yes	80	
13	Electrical meter room, sub-station, ~~receiving station~~	Yes	80	

Yours Faithfully



Ar. PUNIT GUPTA
(License No. 2417 / N.I.T)