Ar. Prashant Satpute
Reg. No. CA/91/13819

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

FORM 1

ARCHITECT'S CERTIFICATE

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

To,

Date: 24-08-2018

M/s. Leverage Realtors Pvt. Ltd.,
FF-1/2/3, 4th Floor, Girish Heights, L.I.C. Square,
Sadar, Nagpur – 440001.

Subject: Certificate of Percentage of Completion of Construction work of **"RUBY"**of 6 nos. of buildings i.e. Block "A" , "B", "C", "D", "E", "F" of the Project (MahaRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot No. 2, Kh No. 149/4 & 149/1(Part), Of Mouza - Nara, Tah.- Nagpur, demarcated by its boundaries **(West-21.206964, East -79.083349)**; Open space to the North; KH. No. 149/1 to the South; KH. No. 149/1 to the East; 12 m. wide road to the West; Division NAGPUR, village NAGPUR, taluka NAGPUR, District NAGPUR, Pin 440030; admeasuring 5820.923 sq.mts. area being developed by **M/S. Leverage Realtors Pvt. Ltd., Nagpur.**

Sir,
I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **"RUBY"** PLOT NO. 2 of buildings Block "A" , "B", "C", "D", "E", "F" of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 2, Kh No. 149/4 & 149/1(Part), Of Mouza - Nara, Tah.- Nagpur, of Division Nagpur; village Nagpur; District Nagpur; PIN 440030; admeasuring 5820.923 sq.mts. area being developed by **M/S. Leverage Realtors Pvt. Ltd., Nagpur.**

1. Following technical professionals are appointed by Owner / Promoters:
   i. Shri. Prashant Satpute as L.S. / Architect.
   ii. Shri P. S. Patankar as Structural Consultant.
   iii. Shri Narendra Bawankar as Site Engineer.

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 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE – A

Block A; Plot No. 2, of "LEVERAGE GREEN PARK"

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	0 %
2. 01 number of Plinth	0 %
3. 0 number of Podiums	-----
4. Stilt Floor	0 %
5. 07 number of Slabs of Super Structure	0 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0 %
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

Yours Faithfully,

Signature

Name:- PRASHANT B. SATPUTE.

PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

TABLE – A

Block B; Plot No. 2, of "LEVERAGE GREEN PARK"

Sr. No Tasks / Activity	Percentage of Work Done
11. Excavation	0 %
12. 01 number of Plinth	0 %
13. 0 number of Podiums	-----
14. Stilt Floor	0 %
15. 07 number of Slabs of Super Structure	0 %
16. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
17. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
18. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
19. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0 %
20. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

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TABLE – A

Block C; Plot No. 2, of "LEVERAGE GREEN PARK"

Sr. No Tasks / Activity	Percentage of Work Done
21. Excavation	0 %
22. 01 number of Plinth	0 %
23. 0 number of Podiums	-----
24. Stilt Floor	0 %
25. 07 number of Slabs of Super Structure	0 %
26. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
27. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
28. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
29. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %
30. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

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TABLE – A

Block D; Plot No. 2, of "LEVERAGE GREEN PARK"

Sr. No Tasks / Activity	Percentage of Work Done
31. Excavation	0 %
32. 01 number of Plinth	0 %
33. 0 number of Podiums	-----
34. Stilt Floor	0 %
35. 07 number of Slabs of Super Structure	0 %
36. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
37. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
38. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
39. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0 %
40. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

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TABLE – A

Block E; Plot No. 2, of "LEVERAGE GREEN PARK"

Sr. No Tasks / Activity	Percentage of Work Done
41. Excavation	0 %
42. 01 number of Plinth	0 %
43. 0 number of Podiums	-----
44. Stilt Floor	0 %
45. 07 number of Slabs of Super Structure	0 %
46. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
47. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
48. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
49. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0 %
50. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

Yours Faithfully,

Signature

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TABLE – A

Block F; Plot No. 2, of "LEVERAGE GREEN PARK"

Sr. No Tasks / Activity	Percentage of Work Done
51. Excavation	0 %
52. 01 number of Plinth	0 %
53. 0 number of Podiums	-----
54. Stilt Floor	0 %
55. 07 number of Slabs of Super Structure	0 %
56. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	0 %
57. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0 %
58. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	0 %
59. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0 %
60. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

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TABLE – B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	YES	50 %	
2.	Water Supply	YES	50 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	50 %	
4.	Storm Water Drains	YES	100 %	
5.	Landscaping & Tree Planting	YES	50 %	
6.	Street Lighting	YES	0 %	
7.	Community Buildings	NO	0 %	
8.	Treatment and disposal of sewage and sullage water.	NO	0 %	
9.	Solid Waste Management and disposal.	YES	0 %	
10.	Water Conservation, Rain water harvesting	YES	0 %	
11.	Energy Management	YES	0 %	
12.	Fire protection and fire safety requirement	YES	0 %	
13.	Electrical meter room, sub-station, receiving station	YES	0 %	
14.	Other			

Yours Faithfully,

Signature

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