

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 : 20-08-2021

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 **P50500017717**) situated on the Plot bearing 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 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:

- Shri. Prashant Satpute as L.S. / Architect.
- Shri P. S. Patankar as Structural Consultant.
- 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 **P50500017717** 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	100%
2. <u>01</u> number of Plinth	100%
3. <u>0</u> number of Podiums	-----
4. Stilt Floor	100%
5. <u>07</u> number of Slabs of Super Structure	100%
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	63%
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	63%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
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 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.



PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA / 1991 / 13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

Yours Faithfully,

Signature

Name:- PRASHANT B. SATPUTE.

TABLE – A

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

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. 01 number of Plinth	100 %
3. 0 number of Podiums	-----
4. Stilt Floor	100 %
5. 07 number of Slabs of Super Structure	100 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	83 %
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	75%
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	75 %
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 %

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Yours Faithfully,
Signature

Name:- PRASHANT B. SATPUTE.

TABLE – A

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

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	-----
4. Stilt Floor	100 %
5. <u>07</u> number of Slabs of Super Structure	100 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	17 %
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 %

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PRASHANT SATPUTE

Yours Faithfully, B.ARCH. (HONS.) B'BAY, M.C.A.
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Name:- PRASHANT B. SATPUTE.

TABLE – A

Block D: Plot No. 2, of “LEVERAGE GREEN PARK”

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. <u>01</u> number of Plinth	100%
3. <u>0</u> number of Podiums	-----
4. Stilt Floor	100 %
5. <u>07</u> number of Slabs of Super Structure	83 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	13 %
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 %

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Signature

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TABLE - A

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

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	-----
4. Stilt Floor	100 %
5. <u>07</u> number of Slabs of Super Structure	100 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	88 %
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	100 %
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
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 %

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of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.



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Signature

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TABLE – A

Block F: Plot No. 2, of “LEVERAGE GREEN PARK”

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100%
2. <u>01</u> number of Plinth	100%
3. <u>0</u> number of Podiums	-----
4. Stilt Floor	100%
5. <u>07</u> number of Slabs of Super Structure	33%
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 %

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TABLE – B : Plot No. 2, of “LEVERAGE GREEN PARK”
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	0 %	
2.	Water Supply	YES	50 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0 %	
4.	Storm Water Drains	YES	100 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	NO	---	
7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	NO	---	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	0 %	
11.	Energy Management	NO	---	
12.	Fire protection and fire safety requirement	YES	0 %	
13.	Electrical meter room, sub-station, receiving station	NO	---	
14.	Other			



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