PAWAN RAVIPRASAD GUPTA

CONSULTING CIVIL ENGINEER
PLANNERS, BUILDERS AND DEVELOPERS
LICENCE. NO. N.I.T. 1969, N.M.C. 380

OFF. : - PLOT NO. A-23, 24 MANAV SEWA NAGAR SEMINARY HILLS, NAGPUR-440006. M- 9923432949

Date:18/03/2018

ARCHITECT'S CERTIFICATE

To,
Shri.Ashok k Bhiwapurkar and others Through P.O.A,

M/S Prateek Infrastructure Prop.Shri.Vijay P Naidu

Sitabuldi ,Nagpur

Subject : Certificate of Percentage of completion of Development work of the entire Project[MaharRERA Registration Number] situated on the land bearing Survey No.30,33/1,33/2,35 demarcated by its boundaries By Survey no.36 to the North, By Shiv of Wanadondri to the South, Shiv of Wanadondri to the East,and Survey no.31,32,34,36 to the west of Division Nagpur ,Village-Nildoh, Taluka-Hingna, District-Nagpur PIN 441110 admeasuring 86200.00 sq.mts.and details as per Annexure A being developed by Shri.Ashok Kanhaiyalal Bhiwapurkar and others Through P.O.A, M/S Prateek Infrastructure Prop.Shri.Vijay P Naidu

Sir,

I Pawan R Gupta have undertaken assignment as architect/Licensed surveyor of certifying percentage of completion of Development work of the entire Project situated on the land bearing Survey No.30,33/1,33/2,35 of Division Nagpur ,Village Nildoh, Taluka Hingna, District Nagpur PIN 441110, admeasuring 86200.00 sq.mts.and details as per Annexure- A being developed by Shri.Ashok Kanhaiyalal Bhiwapurkar and others Through P.O.A, M/S Prateek Infrastructure Prop.Shri.Vijay P Naidu

2. Following technical professional are appointed by owner/ Promoter:-
   (iii) Mr.Pawan R Gupta as L.S./Architect
   (iv) Mr.Mukul Rajurkar as STP Consultant

Based on site inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for the entire 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

Sr. No. (1)	Tasks/Activity (2)	Percentage of work done (3)
1.	Excavation	NOT APPLICABLE
2.	____number of Basement(s) and Plinth	NOT APPLICABLE
3.	____number of Podiums	NOT APPLICABLE
4.	Stilt Floor	NOT APPLICABLE
5.	5____number of slabs of super structure	NOT APPLICABLE
6.	Internal walls, internal plaster, flooring within flats/premises, Doors and Windows to each of the flat/premises.	NOT APPLICABLE
7.	Sanitary fittings within the flat/ premises, Electrical fittings within the flat/premises.	NOT APPLICABLE
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts, overhead and underground water tanks.	NOT APPLICABLE
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing.	NOT APPLICABLE
10	Installation of lifts, water pumps, fire fighting fitting 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.	NOT APPLICABLE

NOTE:Table –A is not applicable to this project as it is is aproject of plotted development(i.e Layout of plots) and not construction of building.

Table-B

Internal and external development works in respect of the entire Registered Phase.

S. No. (1)	Common areas and facilities amenities (2)	Proposed (Yes/No) (3)	Percentage of work done (4)	Details (5)
1.	Internal Roads & Footpaths.	Yes	25%	1st stage road is in progress
2.	Water Supply	Yes	100%	Source of water is well
3.	Sewerage (chamber, lines septic tank. STP)	Yes	20%	STP is yet to installed
4.	Storm water drains	Yes	00%	Not completed
5	Landscaping & Tree Planting	Yes	00%	Not completed
6.	Street Lighting	No	80%	Transformer and electric poles are installed
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water.	No		
9.	Solid waste management & disposal	No		
10.	Water conservation, Rain water harvesting.	Yes	00%	Not completed
11.	Energy management	No		
12.	Fire protection and fire safety requirements	No		
13.	Electrical meter room, sub-station, receiving station.	Yes	100%	Transformer is installed
14.	Others (Compound wall to open space)			Not completed

Yours Faithfully,

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
Off.:Plot No.A-23,24 Manav Seva Nagar,
Seminary Hills, Nagpur
N.I.T.L.S. No.:1969
N.M.C.L.S. No.: 380
Mob. No.:9923432949

ANNEXURE -A

M/s Prateek Infrastructure

S. No. 30, 35 & 33/1,2

Particulars		Area	Unit
Area of Land	S. No. 30	37200	Sq. M
Area of Land	S. No. 35	8700	Sq. M
Area of Land	S. No. 33/1,2	40300	Sq. M
TOTAL AREA		**86200**	**Sq. M**

Particulars	Area	Unit
Area Under Aminity Space	8620.512	Sq. M
Area Under Open Space	8630.122	Sq. M
Area Under Industrial Plots	46113.933	Sq. M
Area Under Road	22835.433	Sq. M
TOTAL AREA	**86200**	**Sq. M**

Particulars	Area	Unit
Area Under Industrial Plots	46113.933	Sq. M
Rera come into effect from 5/1/2017		
Sale upto 30/04/2017	2275.550	Sq. M
Area Liable for Rera Reg. Fees	**43838.383**	**Sq. M**

Puturen R. Gupta
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Plots Sold Upto 30.04.2017

Sr. No.	Plot No.	Area in Sq. M
1	Plot No. 22	480.000
2	Plot No. 25	608.650
3	Plot No. 35	360.675
4	Plot No. 36	388.275
5	Plot No. 61	437.950
		2275.550

Plots Sold from 01.05.2017 to 16.03.2017

Sr. No.	Plot No.	Area in Sq. M
1	Plot No. 07	398.000
2	Plot No. 08	398.000
3	Plot No. 09	398.400
4	Plot No. 10	398.400
5	Plot No. 18	463.543
6	Plot No. 19	480.000
7	Plot No. 21	480.000
8	Plot No. 23	480.000
9	Plot No. 24	610.937
10	Plot No. 26	480.000
11	Plot No. 30	480.000
12	Plot No. 31	472.150
13	Plot No. 33	308.250
14	Plot No. 34	334.050
15	Plot No. 38	443.325
16	Plot No. 54	450.000
		7075.055

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