GRUHSHILP
ARCHITECTS & ASSOCIATES
196, CHHATRAPATI NAGAR, NAGPUR. MOB. 9822361247

FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 31st August, 2018

To,
Nakshatra Infraventure,
Plot no. 24, Abhang Apartment,
Central Excise Colony,
Ring Road, Nagpur-15

Subject: Certificate of Cost Incurred for Development of Nakshatra-Height for Construction of 2 Wings of the Phase (MahaRERA Registration Number - **P50500015969**) situated on the plot bearing C.N. No./CTS No./Survey no./ Final Plot no 2 A and B demarcated by its boundaries (latitude and longitude of the end points) Plot no. 1 to the North, 9 mtrs. wide road to the South, Plot no. 3, 4 and 5 to the East, 15 mtrs. wide existing pandhan road to the West of Division Nagpur, village- Jaitala, taluka- Nagpur, District Nagpur PIN 440036 admeasuring 1845.9120 sq.mts. area being developed by Nakshatra Infraventure.

Sir,

I Sanjay Bahadure have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being two Wings of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 2 A and B of Division Nagpur, village- jaitala, taluka- Nagpur, District- Nagpur PIN 440036 admeasuring 1845.9120 sq.mts. area being developed by Nakshatra Infraventure.

1. Following technical professionals are appointed by Owner / Promoter :-

(i) Shri Sanjay Bahadure as L.S. / Architect ;

(ii) Shri Mahesh Kawale as Structural Consultant

(iii) Shri Sarang Khapekar as 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 the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project Nakshatra- Height as registered

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

Building: Nakshatra- Height

A- Wing

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Number of Basement: 0 and Plinth: 1	0%
3	Number of Podiums: 0	NA
4	Stilt Floor: 1	0%
5	Number of Slabs of Super Structure: 3	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 Tanks	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 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 A

Building: Nakshatra- Height

B- Wing

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Number of Basement: 0 and Plinth: 1	100%
3	Number of Podiums: 0	NA
4	Stilt Floor: Half stilt, half flats	50%
5	Number of Slabs of Super Structure: 3	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	20%
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 Tanks	50%
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 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 & Foothpaths	NO	-	NA
2.	Water Supply	Yes	0	After possession
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	10	Sewer line
4.	Storm Water Drains	Yes	10	As per plan
5.	Landscaping & Tree Planting	No	-	NA
6.	Street Lighting	No	-	NA
7.	Community Buildings	No	-	NA
8.	Treatment and disposal of sewage and sullage water	No	-	NA
9.	Solid Waste management & Disposal	No	-	NA
10.	Water conservation, Rain water harvesting	Yes	0	As per plan
11.	Energy management	Yes	0	Solar Water Heater
12.	Fire protection and fire safety requirements	No	-	NA
13.	Electrical meter room, sub-station, receiving station	Yes	10	Electrical meter room
14.	Others (Option to Add more)	-	-	-

Yours Faithfully

SANJAY K. BAHADURE
NIT Ls. No. 3007
Architect, Engineer
Chhatrapati Nagar, Nagpur

Sanjay Bahadure

(NIT License no. 3007)