Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

FORM 1

ARCHITECT'S CERTIFICATE

(As per Revised Sanction)

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

Date : 31.03.2021.

To,
M/s. Karamchand Realtech Pvt. Ltd., &
M/s. Neerja Realtors Pvt., Ltd.,
3rd floor "The Edge" building,
W.H.C. Road, Shankar Nagar,
Nagpur – 440010.

Subject: Certificate of Percentage of Completion of Construction work of "**DREAM AAWAS**" of Buildings A, Building B, Building C, Shop Building -1 (Shops 8 nos.) & Shop Building -2 (Shops 8 nos.) of the Project (MahaRERA Registration Number **P50500017640**) situated on the PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur, demarcated by its boundaries; (21°02'52.5"N,79°04'03.8"E) to the North; (18m wide road) (21°02'46.8"N,79°04'02.2"E) to the South; (Village road no. 151) (21°02'49.5"N,79°04'04.0"E) to the East; (21°02'49.9"N,79°04'02.0"E) to the West; Division : Nagpur, village Shankarpur, Taluka : Nagpur(G), District : Nagpur, Pin 441108 admeasuring 12072.53 sq.mts. area being developed by **M/s. Karamchand Realtech Pvt. Ltd. & M/s. Neerja Realtors Pvt., Ltd.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the "**DREAM AAWAS**" of Buildings A, Building B, Building C, Shop Building -1 (Shops 8 nos.) & Shop Building -2 (Shops 8 nos.) of the Project (MahaRERA Registration Number) situated on the PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur, Pin 441108 admeasuring 12072.53 sq.mts. area being developed by **M/s. Karamchand Realtech Pvt. Ltd. & & M/s. Neerja Realtors Pvt., Ltd.**

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 Kishor Chaudhary as MEP Consultant.
   iv. Shri Prakash Dhawade 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 **P50500017640** 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 Name : DREAM AAWAS; Building "A",
PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur.

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. **09** number of Slabs of Super Structure	100 %
6. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts.	100 %
7. Internal walls, Internal Plaster, elevation.	100 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	100 %
9. Completion of terraces with waterproofing of the Building/Wing, Floorings within Flats/ Premises.	100 %
10. Doors and windows to each of the Flat / Premises., Electrical Fittings within the Flat/Premises. Sanitary Fittings within the Flat/Premises (Fixtures).	100 %
11. 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.	100 %

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.

Yours Faithfully,

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

Signature

Name:- PRASHANT B. SATPUTE.

TABLE – A

Building Name : DREAM AAWAS; Building "B"

PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur.

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. **09** number of Slabs of Super Structure	100 %
6. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts.	100 %
7. Internal walls, Internal Plaster, elevation.	100 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	100 %
9. Completion of terraces with waterproofing of the Building/Wing, Floorings within Flats/ Premises.	100 %
10. Doors and windows to each of the Flat / Premises., Electrical Fittings within the Flat/Premises. Sanitary Fittings within the Flat/Premises (Fixtures).	100 %
11. 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.	100 %

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.

Yours Faithfully,

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

Signature

Name:- PRASHANT B. SATPUTE.

TABLE – A

Building Name : DREAM AAWAS; Building "C"
PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur.

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. 09 number of Slabs of Super Structure	100 %
6. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts.	100 %
7. Internal walls, Internal Plaster, elevation.	85 %
8. The external plumbing and external Plaster. Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	75 %
9. Completion of terraces with waterproofing of the Building/Wing, Floorings within Flats/ Premises.	70 %
10. Doors and windows to each of the Flat / Premises., Electrical Fittings within the Flat/Premises. Sanitary Fittings within the Flat/Premises (Fixtures).	40 %
11. 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.	35 %

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.

Yours Faithfully,

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

Signature

Name:- PRASHANT B. SATPUTE.

TABLE – A

Building Name : DREAM AAWAS; Shop Building -1 (Shops 8 nos.).
PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur.

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	----
5. **01** number of Slabs of Super Structure	100 %
6. Staircases, ~~Lifts Wells~~ and Lobbies at each Floor level connecting Staircases and ~~Lifts.~~	100 %
7. Internal walls, Internal Plaster, elevation.	50 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	45 %
9. Completion of terraces with waterproofing of the Building/Wing, Floorings within Flats/ Premises.	0 %
10. Doors and windows to each of the Flat / Premises., Electrical Fittings within the Flat/Premises. Sanitary Fittings within the Flat/Premises (Fixtures).	0 %
11. 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.	----

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.

Yours Faithfully,

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

Signature

Name:- PRASHANT B. SATPUTE.

TABLE – A

Building Name : DREAM AAWAS; Shop Building -2 (Shops 8 nos.).
PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur.

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	----
5. **01** number of Slabs of Super Structure	100 %
6. Staircases, ~~Lifts Wells~~ and Lobbies at each Floor level connecting Staircases and ~~Lifts.~~	100 %
7. Internal walls, Internal Plaster, elevation.	50 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	45 %
9. Completion of terraces with waterproofing of the Building/Wing, Floorings within Flats/ Premises.	0 %
10. Doors and windows to each of the Flat / Premises., Electrical Fittings within the Flat/Premises. Sanitary Fittings within the Flat/Premises (Fixtures).	0 %
11. 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.	----

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.

Yours Faithfully,

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

Signature

Name:- PRASHANT B. SATPUTE.

TABLE – B

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

PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	YES	85 %	- Efficient Design for Vehicle movement & Walking Track.
2.	Water Supply	YES	85 %	- Sufficient supply for all occupants (Boring (1 nos.)).
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	90 %	- Chambers connecting Septic Tank.
4.	Storm Water Drains	YES	95 %	- Efficient Water Drainage.
5.	Landscaping & Tree Planting	YES	90 %	-Open Area, Gardening area, open landscape greens, kids play area & walking tracks.
6.	Street Lighting	YES	100 %	- Energy Efficient LED Lights.
7.	Community Buildings	YES	80 %	
8.	Treatment and disposal of sewage and sullage water	YES	90 %	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	95 %	Efficient water management.
11.	Energy Management	YES	65 %	Solar water Heater/Panels
12.	Fire protection and fire safety requirement	YES	75 %	As per Sanction
13.	Electrical meter room, sub-station, receiving station	YES	85 %	As per Sanction.
14.	Other			

Yours Faithfully,

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

Signature

Name:- PRASHANT B. SATPUTE.