



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)

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.

Date : 30.06.2021.

Subject: Certificate of Percentage of Completion of Construction work of "**DREAM AAWAS**" of "**HEALTH CLUB**" Building 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 1211.601 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 "**HEALTH CLUB**" Building of the Project (MahaRERA Registration Number **P50500017640**) situated on the PH. No. 42, KH. No. 58/2, Mouza - Shankarpur, Tah.- Nagpur (G), Dist. Nagpur, Pin 441108 admeasuring 1211.601 sq.mts. area being developed by **M/s. Karamchand Realtech Pvt. Ltd. & M/s. Neerja Realtors Pvt., Ltd.**

2. Following technical professionals are appointed by Owner / Promoters:

- v. Shri. Prashant Satpute as L.S. / Architect.
- vi. Shri. P. S. Patankar as Structural Consultant.
- vii. Shri Kishor Chaudhary as MEP Consultant.
- viii. 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; HEALTH - CLUB BUILDING at
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. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	----
4. Stilt Floor	100 %
5. <u>02</u> 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.	95 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	95 %
9. Completion of terraces with waterproofing of the Building/Wing, Floorings within Flats/ Premises.	95 %
10. Doors and windows to each of the Flat / Premises., Electrical Fittings within the Flat/Premises. Sanitary Fittings within the Flat/Premises (Fixtures).	95 %
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.	80 %

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'WAY, M.C.A.
REG. No.: CA / 1991 / 13818
NIT L.S. 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	95 %	- Efficient Design for Vehicle movement & Walking Track.
2.	Water Supply	YES	95 %	- Sufficient supply for all occupants (Boring (1 nos.)).
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	95 %	- 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	95 %	- Energy Efficient LED Lights.
7.	Community Buildings	YES	95 %	.
8.	Treatment and disposal of sewage and sullage water	YES	95 %	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	95 %	Efficient water management.
11.	Energy Management	YES	90 %	Solar Panels
12.	Fire protection and fire safety requirement	NO	---	As per Sanction
13.	Electrical meter room, sub-station, receiving station	YES	95 %	As per Sanction.
14.	Other			

Yours Faithfully,

PRASHANT SATPUTE
 B.Arch. (HONS.) B'WAY, M.C.A.
 REG. No.: CA / 1991 / 13818
 NIT LS. No. 491

Signature N.M.C. L.S. No. R-222

Name:- PRASHANT B. SATPUTE.