



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 : 31.12.2021.

Subject: Certificate of Percentage of Completion of Construction work of "DREAM AAWAS" of Buildings A, Building B, Building C, Shop Building -I (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 -I (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. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	----
4. Stilt Floor	100 %
5. <u>09</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.	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. LS.No. R-222

LS No. NMRDA/CA/1991/13818

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. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	----
4. Stilt Floor	100 %
5. <u>09</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.	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

NITLS. No. 491

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

LS No. NMRDA/CA/1991/13818

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.	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).	66 %
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.	95 %

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

LS No. NMRDA/CA/1991/13818

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. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	----
4. Stilt Floor	----
5. <u>01</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.	100 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	80 %
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).	15 %
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

LS No. NMRDA/CA/1991/13818

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. <u>01</u> number of Plinth	100 %
3. <u>0</u> number of Podiums	----
4. Stilt Floor	----
5. <u>01</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.	100 %
8. The external plumbing and external Plaster, Overhead and Underground Water Tank, Sanitary Fittings within the Flat/Premises (Concealed).	80 %
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).	15 %
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

NITLS. No. 491

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

LS No. NMRDA/CA/1991/13818

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	100 %	- Efficient Design for Vehicle movement & Walking Track. - Sufficient supply for all occupants (Boring (1 nos.)). - Chambers connecting Septic Tank. - Efficient Water Drainage. - Open Area, Gardening area, open landscape greens, kids play area & walking tracks. - Energy Efficient LED Lights.
2.	Water Supply	YES	100 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	100 %	
4.	Storm Water Drains	YES	100 %	
5.	Landscaping & Tree Planting	YES	100 %	
6.	Street Lighting	YES	100 %	
7.	Community Buildings	YES	100 %	Efficient water management.
8.	Treatment and disposal of sewage and sullage water	YES	100 %	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	100 %	
11.	Energy Management	YES	85 %	Solar water Heater
12.	Fire protection and fire safety requirement	YES	95 %	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

NITLS No. 491

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

LS No. NMRDA/CA/1991/13818

Signature

Name:- PRASHANT B. SATPUTE.