Ulhas Mude & Associates

B. Arch
C. A. No. - CA/95/19279

ARCHITECT'S CERTIFICATE
(FORM-1 – TO BE SUBMITTED FOR ONGOING BUILDING/WINGS OF PROJECT))

Date: 31/03/2021

To
The Rachana Construction Co. (NGP) Pvt. Ltd
Lotus Building 4th floor, Dharampeth, W.H.C. Road
Ngapur - 440010

Subject: Certificate of Percentage of completion of construction work of Rachana Sahira Wing B project situated on Plot No. 4 B, NMC House No. 1852/4/B- , Ward No. 75 CTS No.514, Sheet No. 777, Kh. No 144/2/2, as per sanctioned plan, demarcated by its boundaries 12 Mtr Wide Road to the North, 18 Mtr D.P. Road to the East, Open Space B and Plot No 4A to the West,18 Mtr Road & Remaining Land of Kh. No 144 to the south , of Mauza Chinchbhuvan Taluka Nagpur(Urban) District Nagpur , measuring 3816.85 sq.mts. area being developed by Rachana Construction Company Nagpur Pvt. Ltd.

Ref :- RERA Registration Number – P50500020517

Sir,
I Mr. Ullas Mude & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Rachana Sahira Wing B project situated on the on Plot No. 4 B, NMC House No. 1852/4/B- , Ward No. 75 CTS No.514, Sheet No. 777, Kh. No 144/2/2, as per sanctioned plan, demarcated by its boundaries 12 Mtr Wide Road to the North, 18 Mtr D.P. Road to the East, Open Space B and Plot No 4A to the West,18 Mtr Road & Remaining Land of Kh. No 144 to the south , of Mauza Chinchbhuvan Taluka Nagpur(Urban) District Nagpur , measuring 3816.85 sq.mts. area being developed by Rachana Construction Company (Nagpur) Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
    a) M/s Ullas Mude & Associates Architect
    b) M/s P.S. Pantankar & Associates Nagpur as Structural Consultant
    c) CES MEP Consultant as MEP Consultant
    d) Mr. Mohan Ingle 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 as registered vide number-(P50500020517)--under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the building and Overall Percentage of work done of development work with respect to building is detailed in the Table B.

Table A

Project - Rachana Sahira Wing B

Sr. No.	Task/ Activity	Percentage of Work Done
1	Excavation	100%
2	Plinth	100%
3	No. of podiums	0%
4	Stilt floor	100%
5	10 Numbers of slabs of superstructure	100%
6	Internal walls, internal plaster, flooring within flat/ Premises, door & windows to each of the flat/premises	80%
7	Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	60%
8	Staircases, lift wells & lobbies at each floor level connecting to staircases & lifts, overhead & underground water tanks	60%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing	65%
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

Sr. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	30%	Work in progress
2	Water Supply	Yes	50%	Work in progress
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	75%	Work in progress
4	Storm Water Drains	Yes	50%	Work in progress
5	Landscaping & Tree Planting	Yes	100%	Work Done
6	Street Lighting	Yes	100%	Work Done
7	Community Buildings	Yes	100%	Work Done
8	Treatment and disposal of sewage and sullage water	Yes	100%	Work Done
9	Solid Waste management & Disposal	Yes	100%	Work Done
10	Water conservation, Rain water harvesting	Yes	0%	Yet to Start
11	Energy management	No		NA
12	Fire protection and fire safety requirements	Yes	25%	Work in progress
13	Electrical meter room, sub-station, receiving station	Yes	0%	Yet to Start

Yours Faithfully

Signature
ULLAS MUDE & ASSOCIATES
(License NO. - CA/95/19279)