

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: 30/09/2020

To  
The Rachana Developers  
Lotus Building 4<sup>th</sup> floor, Dharampeth, W.H.C. Road  
Nagpur - 440010

**Subject :** Certificate of percentage of completion of construction work of Rachana Ashwini project situated on plot no. 01 out of the entire sanction layout on corporation house no. 437/A, CTS No. 652, sheet no. 99/31 and Kh. No. 22/1-2-3/3, as per sanctioned plan, demarcated by its boundaries plot no. 02 to the East, 18 Mtr Road to the West, 12 Mtr Road to the North and Land area for future development on South, Mauza – Borgaon of Division Nagpur, Taluka-Nagpur ( Urban) District Nagpur PIN -440034 admeasuring 2639.38 sq.mts. area being developed by Rachana Developers

Ref :- RERA Registration Number - (P50500020724)

Sir,

I Mr. Ullas Mude & Associate have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Rachana Ashwini project situated on the Kh. No. 22/1-2-3/3, as per sanctioned plan, demarcated by its boundaries plot no. 02 to the East, 18 Mtr Road to the West, 12 Mtr Road to the North and Land area for future development on South, Mauza – Borgaon of Division Nagpur, Taluka-Nagpur ( Urban) District Nagpur PIN - 440034 admeasuring 2639.38 sq.mts. area being developed by Rachana Developers

1. Following technical professionals are appointed by Owner / Promoter :-
  - (i) M/s Ullas Mude & Associates Architect ;
  - (ii) M/s P.S. Pantankar & Associates Nagpur as Structural Consultant ;
  - (iii) CES MEP Consultant as MEP Consultant ;
  - (iv) Mr. Sanjay Singh 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-( P50500020724)--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.

**Plot No 29-A, Rachana Sayantara, Hazaripahad, Vayusena Nagar, Nagpur - 440007**

**Table A**

**Project - Rachana Ashwini**

| Sr. No. | Task/ Activity                                                                                                                                                                                                                                                                                                                                                                                                                                | Percentage of Work Done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 2       | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100%                    |
| 3       | No. of podiums                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                      |
| 4       | Stilt floor                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 5       | 11 Numbers of slabs of superstructure                                                                                                                                                                                                                                                                                                                                                                                                         | 100%                    |
| 6       | Internal walls, internal plaster, flooring within flat/<br>Premises, door & windows to each of the flat/premises                                                                                                                                                                                                                                                                                                                              | 70%                     |
| 7       | Sanitary fittings within flat/premises, electrical fitting<br>within Flat/premises.                                                                                                                                                                                                                                                                                                                                                           | 50%                     |
| 8       | Staircases, lift wells & lobbies at each floor level<br>connecting to staircases & lifts, overhead &<br>underground water tanks                                                                                                                                                                                                                                                                                                               | 60%                     |
| 9       | The external plumbing and external plaster, elevation,<br>completion of terraces with waterproofing                                                                                                                                                                                                                                                                                                                                           | 0%                      |
| 10      | Installation Of lifts, water pumps, Fire Fighting Fittings<br>and Equipment as per CFO NOC, Electrical fittings to<br>Common Areas, electro, mechanical equipment,<br>Compliance to conditions of environment /CRZ NOC,<br>Finishing to entrance lobby/s, plinth protection, paving<br>of areas appurtenant to Building/Wing, Compound Wall<br>and all other requirements as may be required to Obtain<br>Occupation /Completion Certificate. | 0%                      |

TABLE.B

## Internal &amp; 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 & Footpaths                            | Yes               | 100%                    | Work Done    |
| 2    | Water Supply                                          | Yes               | 0%                      | Yet to Start |
| 3    | Sewerage (chamber, lines, Septic Tank , STP)          | Yes               | 0%                      | Yet to Start |
| 4    | Storm Water Drains                                    | Yes               | 100%                    | Work Done    |
| 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 salvage water    | No                |                         | NA           |
| 9    | Solid Waste management & Disposal                     | Yes               | 0%                      | Yet to Start |
| 10   | Water conservation, Rain water harvesting             | Yes               | 0%                      | Yet to Start |
| 11   | Energy management                                     | No                |                         | NA           |
| 12   | Fire protection and fire safety requirements          | Yes               | 0%                      | Yet to Start |
| 13   | Electrical meter room, sub-station, receiving station | Yes               | 0%                      | Yet to Start |

Yours Faithfully



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