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: 30/09/2021

To
The Rachana Developers
Lotus Building 4th floor, Dharampeth, W.H.C. Road
Ngapur - 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 & Assocaites Architect ;
   (ii) M/s P.S. Pantankar & Associates Nagpur as Structural Consultant ;
   (iii) CES MEP Consultant as MEP Consultant ;
   (iv) 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-(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.

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/ Premises, door & windows to each of the flat/premises	100%
7	Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	90%
8	Staircases, lift wells & lobbies at each floor level connecting to staircases & lifts, overhead & underground water tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing	100%
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.	95%

TABLE.B

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

S.No	Common areas andFacilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads& Footpaths	Yes	100%	Work Done
2	Water Supply	Yes	80%	Work in Progress
3	Sewerage (chamber,lines, Septic Tank , STP)	Yes	100%	Work Done
4	Storm Water Drains	Yes	100%	Work Done
5	Landscaping & TreePlanting	Yes	100%	Work Done
6	Street Lighting	Yes	100%	Work Done
7	Community Buildings	Yes	100%	Work Done
8	Treatment and disposalof sewage and salvage water	No		NA
9	Solid Waste management & Disposal	Yes	0%	Yet to Start
10	Water conservation, Rain water harvesting	Yes	90%	Work in Progress
11	Energy management	No		NA
12	Fire protection and fire safety requirements	Yes	100%	Work Done
13	Electrical meter room, sub-station, receiving station	Yes	80%	Work in Progress

Yours Faithfully

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