



UTOPIA DESIGNERS

• Architect • Planning Consultant • Interior Designer

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FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)

[For the quarter ended on 31st March, 2021]

Date: 30th April, 2021

To,

Sanjay Tulshan & Others,
Tulshan house, Akoli road,
Gita Nagar, Akola-444002.

Subject: Certificate of Percentage of Completion of development Work of "Emerald city-II" project [Maha RERA No. P50500023338] for the development of layout situated on the Amalgamated Kh. No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 admeasuring about 12100 sq. mtrs., (total admeasuring for all Plots is 104260.071 Sq.Mtrs- as per NA order) being a portion of entire land bearing Khasra No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 P. H. No. 59, of Mouza Turagondi, within the limits of development authority of Nagpur & Nagpur Improvement Trust, Taluka- Hingna & District - Nagpur demarcated by its boundaries as below, being developed by Mr. Sanjay Tulshan & others.

On the East : Road
On the West : Road
On the North : Road
On the South : Land of others

Sir,

I/ We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of development Work of the layout Project "Emerald city-II ", situated on the Amalgamated Kh. No. 136, 138A, 138B, 139, 140, 141, 142/1, 142/2 admeasuring about 12100 sq. mtrs., (total admeasuring for all Plots is 104260.071 Sq.Mtrs- as per NA order) being a portion of entire land bearing Khasra No. 136, 138A, 138B,139, 140, 141, 142/1, 142/2 P. H. No. 59, of Mouza Turagondi, within the limits of development authority of Nagpur & Nagpur Improvement Trust, Taluka- Hingna & District – Nagpur demarcated by its boundaries as below, being developed by Mr. Sanjay Tulshan & others.

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1. Following technical professionals are appointed by Owner / Promoter :—

- i. Shri Nitin V Ramteke as Architect
- ii. Shri as Structural Consultant
- iii. Shri as a MEP consultants
- iv. Shri as a Site Supervisor

2. 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 P50500023338 number 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 the Table B

TABLE-A – Not Applicable

Building /Wing Number

Sr. No. (1)	Task/ Activity (2)	Percentage of work done (3)
1.	Excavation	N.A.
2.	0 number of Basement(s) and 1 Plinth	N.A.

3.	<u>0</u> number of Podiums	N.A.
4.	Stilt Floor	N.A.
5.	<u>04</u> number of Slabs of Super Structure	N.A.
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	N.A.
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	N.A.
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	N.A.
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N.A.
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.	N.A.

TABLE-B

Internal and external Development Works in respect of the entire Registered Phase.

Sl. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Foot-paths.	Yes	10%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	10%	

4.	Storm Water Drains	Yes	80%	
5.	Landscaping & Tree Planting.	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No		
8.	Treatment and disposal of sewage and sullage water	No		
9.	Solid Waste management & Disposal.	No		
10	Water conservation, Rain water harvesting.	Yes	0%	
11	Energy management	Yes	0%	Transformer
12	Fire protection and fire safety requirements	No		
13	Electrical meter room, sub-station, receiving station.	No		
14	Others (if any)	No		


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AR. NITIN V. RAMTEKE
 COA/2013/58524
 NMRDA LIC No. COA/2013/58524/44
 NIT LIC NO.- 2573
 NMC LIC NO.- NMC / 627
 MB. NO.- 9595210840

Signature & Name (Ar.NITIN V RAMTEKE) of L.S/ Architect

(License No CA/2013/58524)