Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

Annexure A
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)

Date: - 10-02-2022.

To,
M/s. Universal House Pvt. Ltd.,
177,Shankar nagar, Off W.H.C. road,
Nagpur – 440010.

Subject:- Certificate of Percentage of Completion of Construction work of building **"Universal 11 up Apartment"** of the Project having MahaRERA Registration Number **P50500022622** situated on the bearing plot no. 157, mouza- Ambazari, ward no. 73, C.T.S. no. 427, sheet no. 33, NMC house no. 186/B & 186, Shivaji Nagar, Nagpur, Tah - Nagpur, Dist.-Nagpur demarcated by its boundaries (Plot no. 156, CTS no. 428) $21^0$8'11.56"N $79^0$3'22.84"E to the North; (Plot no. 158, CTS no. 426) $21^0$8'11.12"N $79^0$3'23.36"E to the South; (9m. wide road) $21^0$8'11.48"N $79^0$3'23.48"E to the East; (Lane) $21^0$8'11.05"N $79^0$3'22.74"E to the West; Division NAGPUR, , Taluka Nagpur, District Nagpur, Pin - 440010 admeasuring **1020.81 sq.mts.** area being developed by **M/s. Universal House Pvt. Ltd., Nagpur.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the buildings **"Universal 11 up Apartment"** having MahaRERA Registration Number **P50500022622** of the Project, situated on the bearing plot no. 157, mouza- Ambazari, ward no. 73, C.T.S. no. 427, sheet no. 33, NMC house no. 186/B & 186, Shivaji Nagar, Nagpur, Tah.- Nagpur, Dist.- Nagpur, Pin-440010 admeasuring **1020.81 sq.mts.** area being developed by **M/s. Universal House Pvt. Ltd., Nagpur.**

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 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

Name of Project : "Universal 11 up Apartment" Plot No. 157, mouza- Ambazari, ward no. 73, C.T.S. no. 427, sheet no. 33, NMC house no. 186/B & 186, Shivaji Nagar, Nagpur.

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	100 %
2. Basements (if any)	---
3. Podiums (if any)	---
4. Plinth	100 %
5. Stilt Floor	100 %
6. **12** number of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	76 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	55 %
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	75 %
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90 %
11. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, 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 complete project as per specifications in agreement of sale. Any other activities.	40 %

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.

TABLE – B

Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	NO	---	
2.	Water Supply	YES	20 %	
3.	Sewerage (chamber, lines, ~~Septic Tank~~, STP)	YES	95 %	
4.	Storm Water Drains	YES	90 %	
5.	Landscaping & Tree Planting	YES	0 %	

6.	Street Lighting	NO	---	
7.	Community Buildings	NO	---	
8.	Treatment and disposal of sewage and sullage water	NO	---	
9.	Solid Waste Management and disposal.	NO	---	
10.	Water Conservation, Rain water harvesting	YES	0 %	
11.	Energy Management	---	---	
12.	Fire protection and fire safety requirement	YES	40 %	
13.	Electrical meter room, sub-station, receiving station	YES	60 %	Only Electrical Panel Board
14.	Installation of Lift	YES	85 %	

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.

Agreed and Accepted by:

Universal House Pvt. Ltd.

Director

Signature of Promoter

Name: **M/s. Universal House Pvt. Ltd., Nagpur.**

Date: **10.02.2022.**