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

design cell
ARCHITECTS PLANNERS & INTERIOR DESIGNERS

FORM 1

ARCHITECT'S CERTIFICATE

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

To,

Date: - 31.12.2021

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

Name of Owner : Shri. Vinayak Wamanrao Wadiwa & Others-4.

Subject :- Certificate of Percentage of Completion of Construction work of building **"46 West Avenue (G+8)"** for Shri. Vinayak Wamanrao Wadiwa & Others-4, of the Project (MahaRERA Registration Number **P50500025924)** situated on the bearing Nazul plot no. 46, Ward no. 73, CTS no. 463, Sheet no. 28, NMC house no. 67/1,2, Mouza : Ambazari, Shivaji Nagar, Nagpur demarcated by its boundaries (21° 08'20.3"N; 79°03'17.2"E) CTS NO. 462 to the North-East; CTS NO. 464 to the South-West; Conservancy lane to the East-South; 18m wide hill road to the North-West; Division NAGPUR, , Taluka Nagpur, District NAGPUR, Pin -440010 admeasuring 804.600 sq.mts. area being developed by **M/s. Universal House Pvt. Ltd., Nagpur** for **Shri. Vinayak Wamanrao Wadiwa & Others-4.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the buildings **"46 West Avenue (G+8)"** of the building/phase of the Project, situated on the bearing Nazul plot no. 46, Ward no. 73, CTS no. 463, Sheet no. 28, NMC house no. 67/1,2, Mouza : Ambazari, Shivaji Nagar, Nagpur, Pin-440010 admeasuring **804.600 sq.mts.** area being developed by **M/s. Universal House Pvt. Ltd., Nagpur** for **Shri. Vinayak Wamanrao Wadiwa & Others-4.**

1. Following technical professionals are appointed by Owner / Promoters:
   - i. Shri. Prashant Satpute as Architect.
   - ii. Shri P. S. Patankar as Structural Consultant.
   - iii. Shri ..... as MEP Consultant.
   - iv. Shri Makrand Pandharipande as Site Engineer.

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 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

Building Name : "46 West Evenue", plot no. 46, Ward no. 73, CTS no. 463, Sheet no. 28, NMC house no. 67/1,2, Mouza : Ambazari, Shivaji Nagar, Nagpur. 52.78%

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	95 %
2. 01 number of Plinth	100 %
3. 0 number of Podiums	---
4. Stilt Floor	75 %
5. **09** number of Slabs of Super Structure	100 %
6. Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and windows to each of the Flat / Premises	20 %
7. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	10 %
8. Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tank	70 %
9. The external plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	5 %
10. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting to Common Area, electro, 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 Obtain Occupation /Completion Certificate.	0 %

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.

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

Signature

Name:- PRASHANT B. SATPUTE

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase 0%

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	NO	---	
2.	Water Supply	YES	0 %	
3.	Sewerage (chamber, lines, ~~Septic Tank~~, STP)	YES	0 %	
4.	Storm Water Drains	YES	0 %	
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	0 %	
13.	Electrical meter room, sub-station, receiving station	YES	0 %	Only Electric Panel Board
14.	Installation of Lift	YES	0 %	

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

Signature

Name:- PRASHANT B. SATPUTE