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)

To,

Date: **31-12-2022.**

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 of certifying Percentage of Completion of Construction Work of the buildings **"46 West Avenue" (G+8)** having MahaRERA Registration Number **P50500025924** 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.**

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

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

94.50

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	95 %
2. Basements (if any)	---
3. Podiums (if any)	---
4. Plinth	100 %
5. Stilt Floor	100 %
6. **09** number of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	95 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85 %
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	95 %
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	95 %
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.	85 %

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.

79.50

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	75 %	
3.	Sewerage (chamber, lines, ~~Septic Tank~~, STP)	YES	95 %	
4.	Storm Water Drains	YES	95 %	
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	95 %	
11.	Energy Management	---	---	
12.	Fire protection and fire safety requirement	YES	95 %	
13.	Electrical meter room, sub-station, receiving station	YES	90 %	
14.	Installation of Lift	YES	90 %	

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. * NAGPUR *

Signature of Promoter

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

Date: **31-12-2022.**