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)

PR/RERA/180

Date : 22/01/2020

To

The **1) Sh. Ashok Natthuji Junankar, 2) Smt. Jyoti Prakash Titare.** (Name & Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of Nil No. of Building(s) /___-___Wing(s) of the ___-____ Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing C.N. No/CTS No./ **Survey no.** / lot no. Final P**10/1/Kh/2** demarcated by its boundaries (latitude and longitude of the end points) **Separate Sheet enclosed** to the North ____-__ to the South ____-_____ to the East _____ to the West of Division **Nagpur**, village **Panjari(Farm)** , Taluka **Nagpur** District **M.S.** PIN **441110** admeasuring 6721 **Sq.mts. (0.67 HA)** sq.mts area being developed by [Promoter's Name] **1) Sh. Ashok Natthuji Junankar, 2) Smt. Jyoti Prakash Titare.**

Sir,

I/ We **PRIYA RAVINDRASINGH Prop. R. G. Janewar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the _Nil_____ Building (s)/ __Nil____ Wing(s) of the _-_____ Phase of the Project, situated on the plot bearing C.N. No/CTS No./**Survey no.** / Final Plot no**10/1/Kh/2** of Division **Nagpur** village **Panjari(Farm)** Taluka **Nagpur** District **Nagpur** PIN **441110** admeasuring 6721 **Sq.mts. (0.67 HA)** sq.mts area being developed by [Promoter's Name] **1) Sh. Ashok Natthuji Junankar, 2) Smt. Jyoti Prakash Titare.**

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

(i) M/s/Shri/Smt **PRIYA RAVINDRASINGH Prop. R. G. Janewar** as L.S. / Architect ;

(ii) M/s /Shri / Smt _____ as Structural Consultant

(iii) M/s /Shri / Smt _____ as MEP Consultant

(iv) M/s /Shri / Smt _____ as Site Supervisor

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 _____ 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 /Wing Number ___Nil_____ (to be prepared separately for each Building /Wing of the Project)

Sr. No.	Tasks /Activity	Percentage of work done
1	Excavation	N.A.
2	_____ number of Basement(s) and Plinth	N.A.
3	_____ number of Podiums	N.A.
4	Stilt Floor	N.A.
5	_____ 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 & External Development Works in Respect of the entire registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Foothpaths	Yes	0.00	Works Not Started
2.	Water Supply	Yes	0.00	Works Not Started
3.	Sewarage (chamber, lines, Septic Tank , STP)	Yes	0.00	Works Not Started
4.	Storm Water Drains	Yes	0.00	Works Not Started
5.	Landscaping & Tree Planting	No.	0.00	Not Proposed
6.	Street Lighting	Yes	0.00	Works Not Started
7.	Community Buildings	No.	0.00	Not Proposed
8.	Treatment and disposal of sewage and sullage water	Yes	0.00	S.T.P.
9.	Solid Waste management & Disposal	Yes	0.00	Works Not Started
10.	Water conservation, Rain water harvesting	Yes	0.00	Not Proposed
11.	Energy management	No.	0.00	Not Proposed
12.	Fire protection and fire safety requirements	No.	0.00	Not Proposed
13.	Electrical meter room, sub-station, receiving station	Yes	0.00	Only Transformer Proposed
14.	Others- Providing Electrification / Electric Supply H.T. Line Upto Layout From Existing Supply Line.	Yes	0.00	Works Not Started

Enclosure :- **Separate Location Sheet**

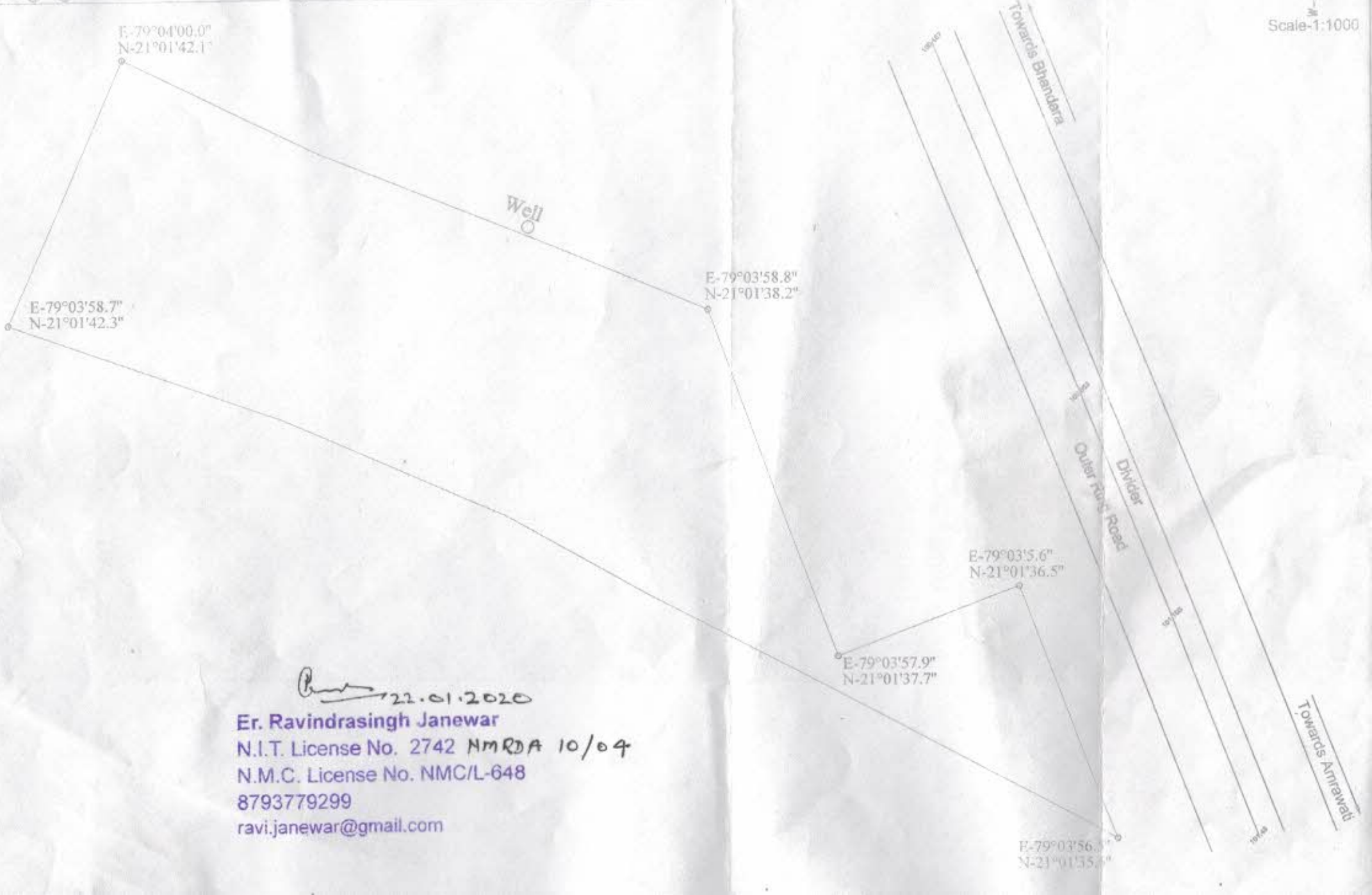
Yours Faithfully

22.01.2020

Signature & Name (IN BLOCK LETTERS) of L.S / architect (License NO 10/04)

Er. Ravindrasingh Janewar
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Survey Plan for Kh.No. 10/1/Kh/2, Mouza- Panjari(Farm), Tah.-Nagpur(Gramin),Dist.-Nagpur.
Belonging to 1) Sh.Ashok Natthuji Junnnkar, 2) Smt. Jyoti Prakash Titare.



22.01.2020

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FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

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

PR/RERA/180

Date:22/01/2020

To

The 1) **Sh. Ashok Natthuji Junankar, 2) Smt. Jyoti Prakash Titare.**(Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of **Nil** building(s)/ **Nil** Wing(s) of the - Phase (MahaRERA Registration Number) situated on the Plot bearing C.N. No/CTS No./**Survey no./** . Final Plot no. **10/1/Kh/2** demarcated by its boundaries (latitude and longitude of the end points) **Separate Sheet enclosed** to the North - to the South - to the East - to the West of Division **Nagpur,** village **Panjari(Farm)** , Taluka **Nagpur** District **M.S.** PIN **441110** admeasuring 6721 **Sq.mts. (0.67 HA)** sq.mts area being developed by[Promoter] Ref: MahaRERA Registration Number _____

Sir,

I/ We **PRIYA RAVINDRASINGH Prop .R.G. Jancwar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Nil Building(s)/ Nil Wing(s) of the - Phase situated on the plot bearing C.N. No/ situated on the plot bearing CTS.No. **Survey no./** Final Plot no **10/1/kh/2of Division Nagpur** village **Panjari (Farm)** taluka **Nagpur** District **Nagpur** PIN **441110** admeasuring 6721 **sq.mts(0.67 HA) sq.mts** area being developed by [Owner/Promoter] **1) Sh. Ashok Natthuji Junankar, 2) Smt. Jyoti Prakash Titare.**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s/Shri/Smt **PRIYA RAVINDRASINGH Prop .R.G. Janewar** as L.S. / Architect ;
   (ii) M/s /Shri / Smt _____ as Structural Consultant
   (iii) M/s /Shri / Smt _____ as MEP Consultant
   (iv) M/s /Shri / Smt _____ as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by_____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs____Nil_____(Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the____Nil_____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.__Nil_____(Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from __N.A_____(planning Authority) is estimated at Rs__Nil_____(Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building /Wing bearing Number Nil or called _____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. N.A. /-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. N.A. /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. N.A. /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N.A. /-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs.1,34,96,722/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. NIL /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL /-

Yours Faithfully

22.01.2020

Signature of Engineer

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(Licence No.N.M.R.D.A.10/04)

* Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)