Ulhas Mude & Associates
B. Arch
C. A. No. - CA/95/19279

ARCHITECT'S CERTIFICATE
(FORM-1 – TO BE SUBMITTED FOR ONGOING BUILDING/WINGS OF PROJECT)

Date: 31/03/2021

To
The- Rachana Developers,
4th floor, LOTUS, WHC Road, Dharampeth,
(Gorepeth layout), between coffee house square &
Law College square, Nagpur (Maharashtra)

Subject: Certificate of Percentage of Completion of Construction Work of Rachana Anandvan project situated on Independent plots carved out in the sanctioned residential plots layout known and styled as Rachana Anandvan on property bearing KH. No. 392/1, PH. No. 46, as per sanctioned plan demarcated by its boundaries 20.50 MTR wide road on east, ITI College on west, Road on north and 10 MTR wide Road on south Mauza – Wanadongari of Division- Nagar Parishad Hingna, village- Hingna, Taluka- Nagpur (Rural), District – Nagpur PIN - 441110 admeasuring 6976.236 Sq. Mtr. area being developed by Rachana Developers.

Sir,
I Ulhas Mude & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Rachana Anandvan project situated on Independent plots carved out in the sanctioned residential plots layout known and styled as Rachana Anandvan on property bearing KH. No. 392/1, PH. No. 46, as per sanctioned plan demarcated by its boundaries 20.50 MTR wide road on east, ITI College on west, Road on north and 10 MTR wide Road on south Mauza – Wanadongari of Division- Nagar Parishad Hingna, village- Hingna, Taluka- Nagpur (Rural), District – Nagpur PIN - 441110 admeasuring 6976.236 Sq. Mtr. area being developed by Rachana Developers.

Following technical professionals are appointed by Owner / Promoter:-

(i) M/s Ulhas Mude & Associates, Nagpur as Architect
(ii) M/s P.S. Patankar & Associates, Nagpur as Structural Consultant
(iii) M/s Convenient MEP consultants LLP, Indore as MEP Consultant
(iv) Shri. Mohan Ingle as Site In charge

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- P50500019742 under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Wing A and Overall Percentage of work done of development work with respect to Wing A is detailed in the Table B.

Table A

Phase II of the project Rachana Anandvan

Sr. No.	Task/ Activity	Percentage of Work Done
1	Excavation	100%
2	Plinth	NA
3	No. of podiums	NA
4	Stilt floor	NA
5	Numbers of slabs of superstructure	NA
6	Internal walls, internal plaster, flooring within flat/ Premises, door & windows to each of the flat/premises	NA
7	Sanitary fittings within flat/premises, electrical fitting within Flat/premises.	NA
8	Staircases, lift wells & lobbies at each floor level connecting to staircases & lifts, overhead & underground water tanks	NA
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing	NA
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.	NA

TABLE.B

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

S.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	100%	Work done
2	Water Supply	Yes	100%	Work done
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	100%	Work done
4	Storm Water Drains	Yes	100%	Work done
5	Landscaping & Tree Planting	Yes	100%	Work done
6	Street Lighting	Yes	100%	Work done
7	Community Buildings	No	100%	Work done
8	Treatment and disposal of sewage and sullage water	Yes	100%	Work done
9	Solid Waste management & Disposal	No		NA
10	Water conservation, Rain water harvesting	Yes	100%	Work done
11	Energy management	No		NA
12	Fire protection and fire safety requirements	No		NA
13	Electrical meter room, sub-station, receiving station	No		NA

Yours Faithfully

ULHAS MUDE & ASSOCIATES.
Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License NO. CA/95/19279)