



UMESH LAMGE

ARCHITECH & INTERIOR DESIGNER

402, DAYA CHAMBER, AJNI SQ., WARDHA ROAD, NAGPUR-15

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FORM 1

ARCHITECTS CERTIFICATE

For the quarter ended 30th September, 2022

Date: 12th October, 2022

To,
M/s VGS Properties,
Axon house Chatrapati housing society,
Nagpur 4400015

Subject: Certificate of Percentage of Completion of Construction Work of Unique Value having Maha RERA Registration Number P50500028849 being developed by M/s VGS Properties.

Sir,

I, Umesh M Lamge, have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of development Work of the Project "Unique Value", having Maha RERA Registration Number P50500028849 being developed by M/s V.G.S. Properties.

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Building/Wing of the Real Estate Project under Maha RERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

TABLE-A-Not Applicable

Building /Wing Number 01(to be prepared separately for each Building /Wing of the Project)

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	-----N.A.-----
2.	Basements (if any)	-----N.A.-----
3.	Podiums (if any)	-----N.A.-----
4.	Plinth	-----N.A.-----
5.	Stilt Floor	-----N.A.-----
6.	Slab of Super Structure	-----N.A.-----
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	-----N.A.-----
8.	Sanitary Fittings within Flats / Premises	-----N.A.-----
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	-----N.A.-----
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	-----N.A.-----
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 complete Project as per specifications to Agreement of Sale, Any other Activity	-----N.A.-----

TABLE-B

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

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	50%	WBM Road Done
2.	Water Supply	Yes	100%	Done
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100%	Done
4.	Storm Water Drains	Yes	100%	Done
5.	Landscaping & Tree Planting	Yes	-----	-----
6.	Street Lighting	Yes	-----	-----
7.	Community Buildings	No	-----	-----
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	-----	-----
9.	Solid Waste Management & Disposal	Yes	-----	-----
10.	Water Conservation / Rain Water Harvesting	Yes	-----	-----
11.	Energy Management	No	-----	-----
12.	Fire Protection & Fire Safety requirements	No	-----	-----
13.	Electrical Meter Room, Sub-Station, Receiving Station	No	-----	-----
14.	Others (Option to Add more)	No	-----	-----

Agreed & Accepted by:

V G. S. Properties

Signature of Promoter

Partner

Name: Mr. Vyankatesh Kunawar

Date: 12th October, 2022

Yours faithfully



UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865