UMESH LAMGE & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
402, Daya Chambers, Ajani Square, Wardha Road, Nagpur-440012
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FORM 1

[*See* Regulation 3]

ARCHITECT'SCERTIFICATE

Date: 22-03-2023

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.

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TABLE-A

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.

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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	75.00%	
2.	Water Supply	Yes	100.00%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	90.00%	
4.	Strom Water Drains	Yes	100.00%	
5.	Landscaping & Tree Planting	Yes	0.00%	
6.	Street Lighting	Yes	0.00%	
7.	Community Buildings	No		
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	0.00%	
9.	Solid Waste Management & Disposal	Yes	0.00%	
10.	Water Conservation / Rain Water Harvesting	Yes	100.00%	
11.	Energy Management	No	0.0%	
12.	Fire Protection & Fire Safety requirements	No	0.0%	
13.	Electrical Meter Room, Sub-Station, Receiving Station	No	0.0%	
14.	Others (Option to Add more)	No	0.0%	

Agreed & Accepted by:

Yours faithfully

Name: Mr. Vyankatesh Kunawar
Date: 22-03-2023

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

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