UMESH LAMGE
ARCHITECT & INTERIOR DESIGNER
402, DAYA CHAMBER, AJNI SQ., WARDHA ROAD, NAGPUR-15
Mobile No.- 09822566554, E-mail ID - lamge71@gmail.com

ARCHITECT'SCERTIFICATE

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

For the quarter ended on 31st December, 2024

Date: 7th January, 2025

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

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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	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	
6.	Slab of Super Structure	
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	
8.	Sanitary Fittings within Flats / Premises	
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	
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	

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	100.00%	

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

Yours faithfully,

UMESH M. LAMGE
B.Arch. (Hons.)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/16907
NMC Lic No.: R-90
NIT Lic No.: 865

Signature & Name of Land Surveyor / Architect
Ar. UMESH M LAMGE
License Number (.....)

Agreed & Accepted by:

Signature of Promoter
Name: Mr. Vyankatesh Kunawar
Date: 7th January, 2025

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