PAWAN RAVIPRASAD GUPTA

CONSULTING CIVIL ENGINEER

PLANNERS, BUILDERS AND DEVELOPERS

LIC. NO. N.I.T. 1969, N.M.C. 380, N.M.R.D.A.-39,

OFF. : - SHOP NO.115 SECOND FLOOR SHRI SHYAM TOWER SADAR,NAGPUR-440001. M- 9923432949

Date: 09/10/2023

ARCHITECT'S CERTIFICATE

To

M/S. OZEN DEVELOPERS through partner

9. Shri. Pratik Rajesh Saraogi 2. Shri. Vivek Babanrao Husukale 3. Shri. Ajay Nathuji Kesare.

Vivek Husukale plot no. 7, Chandraprashtha 5th floor, oppo. Haldiram, Padole Chouk, Deendyal Nagar, Ring Road, Nagpur.

10. **Subject: Certificate of Percentage of Completion of Development Work of the entire Project [MahaRERA Registration Number- P50500030802] situated on the land bearing KH. no. 8/5, demarcated by its boundaries East- By 15.M. Road to the West By kh. No. 8/1,8/2,7, to the North, By kh. no. 18 , to the South By – kh. no. 8 (PART) of division – Nagpur, Village – BELTARODI, Taluka- Nagpur (Rural), District – Nagpur. Admeasuring 9008.758 sq.mts. Area being developed by M/S. OZEN DEVELOPERS through partner 1. Shri. Pratik Rajesh Saraogi 2. Shri. Vivek Babanrao Husukale 3. Shri. Ajay Nathuji Kesare.]**

Sir,

I/ We Pawan R. Gupta have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Development Work of the entire Project, situated on the plot bearing kh. No. 8/5, of Division – Nagpur, Betarodi, Taluka- Nagpur (Rural) District – Nagpur. Admeasuring 9008.758 sq.mts. area being developed by M/S. OZEN DEVELOPERS through partner 1. Shri. Pratik Rajesh Saraogi 2. Shri. Vivek Babanrao Husukale 3. Shri. Ajay Nathuji Kesare.]

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

(i) Shri. Pawan R. Gupta as L.S. / Architect ;

(ii) Ar. Krutika M. Dongre as Site Engineer

(iii) Mr. Mukul Rajurkar as STP Consultant

Based on Site Inspection, with respect to the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for the entire Real Estate Project as each as registered vide number P50500030802 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_____(to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	**Not Applicable**
2	_____ number of Basement(s) and Plinth	**Not Applicable**
3	_____ number of Podiums	**Not Applicable**
4	Stilt Floor	**Not Applicable**
5	_____number of Slabs of Super Structure	**Not Applicable**
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	**Not Applicable**
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**Not Applicable**
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	**Not Applicable**
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	**Not Applicable**
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	**Not Applicable**

NOTE. Table –A is not applicable to this project as it is a project of plotted development (layout of plots) and not construction of building.

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	35%	Not completed
2.	Water Supply	YES	100%	completed
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	60%	Not completed
4.	Storm Water Drains	YES	30%	Not completed
5.	Landscaping & Tree Planting	YES	00%	Not completed
6.	Street Lighting	YES	35%	Not completed
7.	Community Buildings	NO		
8.	Treatment and disposal of sewage and sullage water	NO		
9.	Solid Waste management & Disposal	NO		
10.	Water conservation, Rain water harvesting	YES	45%	Not completed.
11.	Energy management	NO		
12.	Fire protection and fire safety requirements	NO		
13.	Electrical meter room, sub-station, receiving station	NO		
14.	Others (Open space)	YES	00%	Not completed.

Yours Faithfully