

FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 14/07/2022

To,
The Pankaj Construction,
Dalal compound,
Raj Nagar, Katol Road,
Nagpur.

Subject: Certificate of Percentage of Completion of Construction Work **GOKUL VRINDAVAN** having MahaRERA Registration no. P50500033392 being developed by **M/s Pankaj Construction**.

Sir,

I/ We **Emanate Design (Ar. Lokesh Kadu)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **GOKUL VRINDAVAN** having MahaRERA Registration no. P50500033392 being developed by **M/s Pankaj Construction**.

Based on Site Inspection, with respect to the building 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 of the Real Estate Project 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.



Building (Gokul Vrindavan)

Table A

Sr. No	Tasks / Activity	Percentage of work done
1	Excavation	100
2	Number of Basement(s): 0 and Plinth 1:	100
3	Number of Podiums:	NIL
4	Stilt Floor: 1	100
5	Number of Slabs of Super Structure: 7	20
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	10
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
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	0

TABLE-B

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

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	NO	0	NA
2.	Water Supply	Yes	0	After OC shall be provided as per available source
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	As per plan

Mr LOKESH KALU
CA/ 2007/ 39381
MCA 402 NIT-2140

4.	Storm Water Drains	NO	0	NA
5.	Landscaping & Tree Planting	yes	0	NA
6.	Street Lighting	No	0	NA
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per plan
9.	Solid Waste management & Disposal	No	0	NA
10.	Water conservation, Rain water harvesting	Yes	0	As per plan
11.	Energy management	Yes	0	Solar water system shall be provided only
12.	Fire protection and fire safety requirements	yes	0	
13.	Electrical meter room, sub-station, receiving station	Yes	0	Meter room only shall be provided
14.	Open Parking	yes	0	NA
15.	Aggregate area of recreational Open Space:	No	0	NA

Yours Faithfully



Ar LOKESH KADU

CA/ 2007/ 39381

VMC R-402, NIT-2140
Emanate Design (Ar. Lokesh Kadu)

Name of Architect & Signature

Agreed and accepted by:

Signature of Promoter

Name: - M/s Pankaj Construction

Through POA Mrs. Shruti Pankaj Dhawan

Date: - 14/07/2022

ENGINEER'S CERTIFICATE

Date: 14/07/22

To,

PANKAJ CONSTRUCTION,
GOKUL KESHAV APARTMENT,
DEO NAGAR, NAGPUR

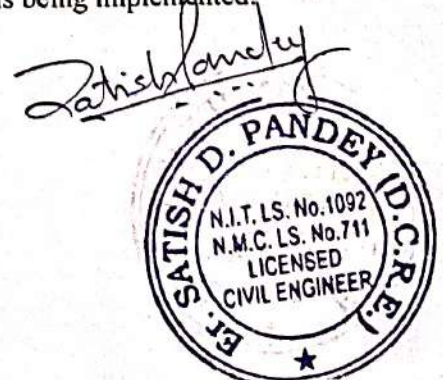
Subject : Certificate of Cost Incurred for Development of Propose construction of residential building < GOKUL VRINDAVAN WING SHRIRANG > for Mr. Pankaj Dhawan in plot no. 01 having Maha RERA Registration Number P50500033392 (Only Applicable after project Registration) being developed by [PANKAJ CONSTRUCTION]

Sir,

I Er. Satish Pandey have undertaken assignment of certifying Estimated Cost for $\leq$ GOKUL VRINDAVAN WING SHRIRANG $\geq$ for Mr. Pankaj Dhawan in plot no. 01 having Maha RERA Registration Number P50500028531 (Only Applicable after project Registration being developed by [PANKAJ CONSTRUCTION])

We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by the Er. Satish Pandey Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

We estimate Total Estimated Cost of completion of the aforesaid project under reference at the Rs. 9,47,38,300/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout /Plotted Development from the town being the country Planning Authority under whose jurisdiction the aforesaid project is being implemented.



The Estimated Cost Incurred till date is calculated at Rs. 40412533/- (Total of Table A and B).
The amount of Estimated Cost incurred is calculated on the basis of input materials /services used and unit cost of these items...

The Balance Cost of Completion of the Civil, MEP and Allied works tar completion of the apartments and proportionate completion of internal & external works. as per specifications mentioned in agreement or sale, of the Project is estimated at Rs. 42.66% /- (Total of Table A and B).

I certify that the Cost of the Civil, MEP and allied work tor the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date or this certificate is as given in Table A and B below:

TABLE A

Building /Wing / Layout / Plotted Development bearing Number _____ or called
(to be prepared separately for each Building / Wing / Layout "Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	94738390=00
2.	Cost incurred as on date of certificate	40412533=00
3.	Work done in Percentage (as Percentage of the estimated cost)	43%.
4.	Balance Cost to be (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	54325857=00

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the la out as on date of Registration is	
2.	Cost incurred as on date of certificate	
3.	Work done in Percentage (as Percentage of the estimated	
4.	Balance Cost to be Incurred Based on Estimated Cost)	
5.	Cost Incurred on Additional!Extra Items not included in the Estimated cost (Table -C)	

AS MENTIONED
IN TABLE A.

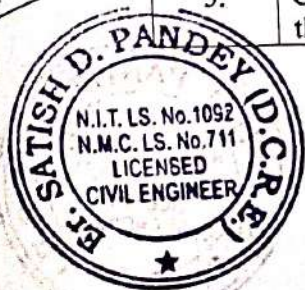


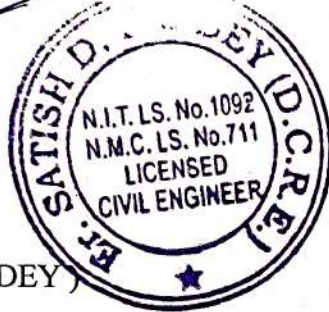
Table C
List of Extra/Additional/ Deleted Items considered Cost

(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1.		
2.	<u> NIL </u>	

Yours Faithfully,

Satish Pandey



(Er. SATISH PANDEY)

Engineer