

Ullhas Mude & Associates

B. Arch

C. A. No. - CA/95/19279

ARCHITECT'S CERTIFICATE (FORM-1 – TO BE SUBMITTED FOR ONGOING BUILDING/WINGS OF PROJECT))

Date: 30.06.2024

To
The Rachana Construction Co. (NGP) Pvt. Ltd.
Lotus Building 4th floor, Dharampeth, W.H.C. Road
Nagpur - 440010

Subject : Certificate of percentage of completion of construction work of Rachana Ekaa-2 project situated on plot no. 4A-2, Kh. No. 144/2/2, CTS No. 514, Sheet No. 777, Mouza-Chinchbhuvan , in Tah. And Dist. Nagpur as per sanctioned plan, demarcated by its boundaries Open Space-B to the East, Plot No. 3 to the West, 9 Mtr. wide Road and Plot No. 4-A1 to the North and Remaining Land of Kh. No. 144 and 18 Mtr. Road to the South , Mouza – Chinchbhuvan, Tah. & Dist. Nagpur PIN -440025 admeasuring 2277.60 Sq. Mtrs., area being developed by Rachana Construction Co. (NGP) Pvt. Ltd.

Ref :- RERA Registration Number - (P50500055492)

Sir,

I Mr. Ullas Mude & Associate have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Rachana Ekaa -2 project situated on plot no. 4A-2, Kh. No. 144/2/2, CTS No. 514, Sheet No. 777, Mouza-Chinchbhuvan , in Tah. And Dist. Nagpur as per sanctioned plan, demarcated by its boundaries Open Space-B to the East, Plot No. 3 to the West, 9 Mtr. wide Road and Plot No. 4-A1 to the North and Remaining Land of Kh. No. 144 and 18 Mtr. Road to the South , Mouza – Chinchbhuvan, Tah. & Dist. Nagpur PIN -440025 admeasuring 2277.60 Sq. Mtrs, area being developed by Rachana Construction Co. (NGP) Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s. Ullas Mude & Associates Architect ;
 - (ii) M/s P.S. Patankar & Associates Nagpur as Structural Consultant ;
 - (iii) CES MEP Consultant as MEP Consultant ;
 - (iv) Mr. Pranil R. Kachole as Quantity Surveyor ;

Based on Site Inspection, with respect to each of the Building/Wing 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/Wing of the Real Estate Project as registered vide number-(P50500055492)--under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the building and Overall Percentage of work done of development work with respect to building is detailed in the Table B.

Plot No 29-A, Rachana Sayantara, Hazaripahad, Vayusena Nagar, Nagpur – 440007
Email-ullhas.mude@gmail.com

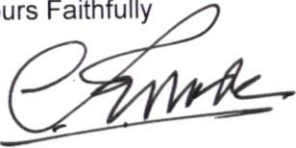
Table A**Project –Rachana Ekaa -2 (Wing of the Project)**

Sr. No.	Task/ Activity	Percentage of Work Done
1	Excavation	100%
2	Basement	75%
3	Podiums	NA
4	Plinth	0%
5	Stilt floor	0%
6	7 Numbers of slabs of superstructure	0%
7	Internal walls, internal plaster, floorings, Door & Windows within flat/ Premises	0%
8	Sanitary fittings within flat/premises,	0%
9	Staircases, lift wells & lobbies at each floor level overhead & underground water tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing	0%
11	Installation Of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in Agreement of Sale. Any other activities	0%

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 Actual Work done (as on date of the Certificate)	Details
1	Internal Roads & Footpaths	Yes		Yet to Start
2	Water Supply	Yes		Yet to Start
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes		Yet to Start
4	Storm Water Drains	Yes		Yet to Start
5	Landscaping & Tree Planting	Yes		Yet to Start
6	Street Lighting	Yes		Yet to Start
7	Community Buildings	Yes		Yet to Start
8	Treatment and disposal of sewage and salvage water	No		Yet to Start
9	Solid Waste management & Disposal	Yes		Yet to Start
10	Water conservation, Rain water harvesting	Yes		Yet to Start
11	Energy management	No		Yet to Start
12	Fire protection and fire safety requirements	Yes		Yet to Start
13	Electrical meter room, sub-station, receiving station	Yes		Yet to Start
14	Others			None

Yours Faithfully



Signature
ULLAS MUDE & ASSOCIATES
(License NO. - CA/95/19279)

Agreed and Accepted by



Signature of Promoter



Rachana Construction Co. (NGP) Pvt. Ltd.