Ulhas Mude & Associates
B. Arch
C. A. No. - CA/95/19279

ARCHITECT'S CERTIFICATE

Date: 31/03/2024

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

Subject : Certificate of percentage of completion of construction work of Rachana Ekaa project situated on bearing Plot No. 4-A1, Kh. No. 144/2/2 City Survey No. 514, Sheet No. 777, Mauza Chinchbhuvan, in Tahsil and Dist. Nagpuras per sanctioned plan, demarcated by its boundaries Open Space - B to the East, 9 Mtrs Wide Approach Road to West, 12 Mtr Approach Road to the North and Plot No. 4A2 to the South, Mauza Chinchbhuvan, Tah& Dist. Nagpur PIN - 440025, all that piece and parcel of Land property admeasuring aboutadmeasuring 2205.97Sq. Mtrs. area being developed by Rachana Construction Co. (NGP) Pvt. Ltd.

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 project situated on Plot No. 4-A1, Kh. No. 144/2/2 City Survey No. 514, Sheet No. 777,Mauza Chinchbhuvan in Tahsil and Dist. Nagpur as per sanctioned plan, demarcated by its boundaries Open Space - B to the East, 9 Mtrs Wide Approach Road to West, 12 Mtr Approach Road to the North and Plot No. 4A2 to the South, Mauza Chinchbhuvan, Tah & Dist. Nagpur PIN - 440025 admeasuring 2205.97 Sq.Mtrs. area being developed by Rachana Construction Co. (NGP) Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:-

(i) M/s Ullas Mude & Associates Architect ;
(ii) M/s P.S. Pantankar & 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-(P50500034119)--under RERA is as per table A herein below. The percentage of the work executed withrespect 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 – ulhas.mude@gmail.com

Table A

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Table A

Building - Rachana Ekaa (Wing of the Project)

Sr. No.	Task/ Activity	Percentage of Work Done
1	Excavation	100%
2	Basement	100%
3	Podiums	NA
2	Plinth	100%
4	Stilt floor	100%
5	11 Numbers of slabs of superstructure	100%
6	Internal Walls, Internal Plaster, Floorings, Door & Windows with in flat/ Premises	60%
7	Sanitary fittings within Flat/ Premises.	10%
8	Staircases, Lift Wells & Lobbies at each floor level Overhead & Underground Water Tanks	45%
9	The External Plumbing and External Plaster, Elevation, completion of terraces with waterproofing of the Building/ Wing	40%
10	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 areas of appurtenant to Building/Wing, Compound Wall and all other requirements as may be required complete project as per specifications in Agreement of Sale. Any other activities	0%

TABLE.B
Common Areas (Internal & External Development Works) in Respect of the Registered Phase

Sr.No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work done (as on date of the Certificate)	Details
1	Internal Roads& Footpaths	Yes	100%	Work Done
2	Water Supply	Yes	0%	Yet to Start
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0%	Yet to Start
4	Storm Water Drains	Yes	100%	Work Done
5	Landscaping & Tree Planting	Yes	100%	Work Done
6	Street Lighting	Yes	100%	Work Done
7	Community Buildings	Yes	100%	Work Done
8	Treatment and disposal of sewage and salvage water	No	NA	NA
9	Solid Waste management & Disposal	Yes	0%	Yet to Start
10	Water conservation, Rain water harvesting	Yes	0%	Yet to Start
11	Energy management	No	NA	NA
12	Fire protection and fire safety requirements	Yes	0%	Yet to Start
13	Electrical meter room, sub-station, receiving station	Yes	0%	Yet to Start
14	Others			NONE

Yours Faithfully

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

Agreed and Accepted by:

Rachana Construction Co. (ngp) Pvt. Ltd.

Signature of Promoter

RACHANA CONSTRUCTION CO. (NGP) PVT. LTD.