Emanate DESIGN
Architecture Planning & Interiors

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 02/01/2025

To,

RAJKALA DEVELOPERS

Shop No.50, Utkarsh Nirman,

Near Mangalwari Bazar,

Sadar, Nagpur -440001

Subject: Certificate of Percentage of Completion of Construction Work of **LUMBINI TOWER** having MahaRERA Registration no. **P50500034928** being developed by **RAJKALA DEVELOPERS** Nagpur.

Sir,

I/ We **Emanate Design (Architect Lokesh Kadu)** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **LUMBINI TOWER**, having MahaRERA Registration no. **P50500034928** being developed by **RAJKALA DEVELOPERS** Nagpur.

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 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.

Table A

Building Number **LUMBINI TOWER**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Basements (if any)	100%
3	Podiums (if any)	Nil
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs of Super Structure	90%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	42%
8	Sanitary Fittings within the Flat/Premises	18%
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	45%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	10%
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%

Ar. LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140

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 Actual Work done (As on date of the certificate)	Details
1	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	10%	NMC WATER AFTER OC / BOREWELL
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	12%	AS PER SANCTIONE PLAN
4.	Storm Water Drains	Yes	7%	AS PER SANCTIONE PLAN
5.	Landscaping & Tree Planting	Yes	0%	AS PER SANCTIONE PLAN
6.	Street Lighting	No	0	NA
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	No	0	NA
9.	Solid Waste management & Disposal	No	0	NA
10.	Water conservation/ Rain water harvesting	Yes	0%	AS PER SANCTIONED PLAN / BORWELL

Ar. LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140

11.	Energy management	Yes	0%	AS PER SANCTIONED PLAN
12.	Fire protection and fire safety Requirement	YES	0%	AS PER SANCTIONED PLAN
13.	Electrical meter room, sub-station, receiving station	Yes	2%	ELECTRICAL METER ROOM

Yours Faithfully

Emanate Design (Architect Lokesh Kadu)

Name of Architect & Signature

Ar. LOKESH KADU
CA/2007/33381
NMCR-402, NIT-2140

Agreed and Accepted by:

RAJKALA DEVELOPERS

Name – ANIL UKEY (Partner)
Date: 02/01/2025