Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

Annexure A

FORM 1

(*See* Regulation 3)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,

Date: - 01.01.2024

M/s. Radiance Infraventure
F/1/A Sagar Jyoti Complex,
Ayodhya Nagar, Nagpur.
Maharashtra, 440024 India.

Subject:- Certificate of Percentage of Completion of Construction work Group housing residential building **"Sai Krishna Residency"** Wing "B" of the Project (MahaRERA Registration Number : **P50500047943)** situated on the bearing Kh. No. 189/1, P.H. 38, mouza- Pipla, Tah.-Nagpur (Gramin), Dist.-Nagpur demarcated by its boundaries **(Kh. No. 190) 21,084.225° , 79.118064° to the North; (Kh. No. 189/1 (part)) 21,083910° , 79.117960° to the South; (18 Mt. wide road) 21,083976° , 79.118476° to the East; (Kh. No. 188) 21,084106° , 79.117455° to the West**; Division NAGPUR, village Pipla, Taluka Nagpur (Gramin), District NAGPUR, Pin 440034 admeasuring **4001.387 sq.mts.** area being developed by **M/s. Radiance Infraventure.**

Sir,

I/We DESIGN CELL have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work Group housing residential building **"Sai Krishna Residency"** Wing "B" of the Project (MahaRERA Registration Number : **P50500047943**) situated on the bearing Kh. No. 189/1, P.H. 38, village Pipla, Taluka Nagpur (Gramin), District NAGPUR, Pin 440034 admeasuring **4001.387 sq.mts.** area being developed by **M/s. Radiance Infraventure**

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 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 "SAI KRISHNA RESIDENCY" Wing – "B", Kh. No. 189/1, P.H. 38, mouza-Pipla, Tah.-Nagpur (Gramin), Dist.-Nagpur.

Sr. No Tasks / Activity	Percentage of Work Done
1. Excavation	90%
2. Basements (if any)	
3. Podiums (if any)	0%
4. Plinth	95%
5. Stilt Floor	95 %
6. **10** number of Slabs of Super Structure	100 %
7. Internal walls, Internal Plaster, Floorings, Doors and windows within Flat / Premises	95 %
8. Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90 %
9. Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tank	95 %
10. External plumbing and external Plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90 %
11. Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fitting, mechanical equipment, Compliance to conditions of environment /CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of area 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.	65 %

On the day of visit/inspection, I did not find any deviation from the sanctioned plan. Henceforth if any deviation made from the sanctioned plan by the promoter/builder/owner of individual unit, the same shall be the sole responsibility of the promoter/builder/owner.

Yours Faithfully,

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature

Name:- PRASHANT B. SATPUTE

TABLE – B

Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number.

Building "SAI KRISHNA RESIDENCY" Wing – "B", Kh. No. 189/1, P.H. 38, mouza- Pipla, Tah.-Nagpur (Gramin), Dist.-Nagpur.

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of work done	Details
1.	Internal Roads & Footpaths	YES	0 %	
2.	Water Supply	YES	10 %	
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	25 %	
4.	Storm Water Drains	YES	30 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	YES	0 %	
7	Community Buildings	YES	0 %	
8.	Treatment and disposal of sewage and sullage water	YES	0 %	
9.	Solid Waste Management and disposal.	YES	0 %	
10.	Water Conservation, Rain water harvesting	YES	0 %	
11.	Energy Management	----	----	
12.	Fire protection and fire safety requirement	YES	25 %	
13.	Electrical meter room, receiving station	YES	30%	Only Electric Panel Board
14.	Others (option to add more)	----		

Yours Faithfully,

PRASHANT SATPUTE
B. ARCH (HONS) B'BAY, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Signature

Name:- PRASHANT B. SATPUTE

Agreed and Accepted by:

Signature & Seal of Promoter,

Name: **M/s. Radiance Infraventure**
Acting through it's Partners
Shri. Rajesh G. Hiwase And 5 other's

Date: 01.01.2024