

**FORM 1**  
**[See Regulation 3]**  
**ARCHITECT'S CERTIFICATE**

Date: 02/01/2024

To,  
R Sandesh Infrastructures  
Private Limited  
Plot No. 135, 1<sup>st</sup> Floor  
House No 143/A Mohta Kunj, Canal Road,  
Ramdaspath, Opposite Shriram Bhawan,  
Nagpur-440010.

Subject: Certificate Of Percentage Of Completion Of Construction Work Of  
**Rsg Town** Having Maharera Registration No. **P50500049658** Being  
Developed By **R Sandesh Infrastructures Private Limited**.

Sir,

I/ We **Emanate Design (Architect Lokesh Kadu)** Have Undertaken  
Assignment As Architect /Licensed Surveyor Of Certifying Percentage Of  
Completion Of Construction Work Of **Rsg Town**, Having Maharera  
Registration No. **P50500049658** Being Developed By **R Sandesh  
Infrastructures Private Limited**.

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 **RSG TOWN**

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



A. 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**

| <b>S.No.</b> | <b>Common areas and<br/>Facilities, Amenities</b>     | <b>Proposed<br/>(Yes/No)</b> | <b>Percentage of<br/>Actual Work<br/>done<br/>(As on date of<br/>the<br/>certificate)</b> | <b>Details</b>                      |
|--------------|-------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------|
| 1            | INTERNAL ROADS & FOOTPATHS                            | YES                          | 95%                                                                                       | AS PER<br>SANCTIONED<br>LAYOUT PLAN |
| 2.           | WATER SUPPLY                                          | YES                          | 65%                                                                                       | AS PER<br>SANCTIONED<br>LAYOUT PLAN |
| 3.           | SEWERAGE (CHAMBER, LINES,<br>SEPTIC TANK , STP)       | YES                          | 85%                                                                                       | AS PER<br>SANCTIONED<br>LAYOUT PLAN |
| 4.           | STORM WATER DRAINS                                    | YES                          | 80%                                                                                       | AS PER<br>SANCTIONED<br>LAYOUT PLAN |
| 5.           | LANDSCAPING & TREE PLANTING                           | YES                          | 34%                                                                                       | AS PER<br>SANCTIONED<br>LAYOUT PLAN |
| 6.           | STREET LIGHTING                                       | YES                          | 68%                                                                                       | AS PER<br>SANCTIONED<br>LAYOUT PLAN |
| 7.           | COMMUNITY BUILDINGS                                   | NO                           | 0                                                                                         | NA                                  |
| 8.           | TREATMENT AND DISPOSAL OF<br>SEWAGE AND SULLAGE WATER | NO                           | 0                                                                                         | NA                                  |
| 9.           | SOLID WASTE MANAGEMENT &<br>DISPOSAL                  | NO                           | 0                                                                                         | NA                                  |
| 10.          | WATER CONSERVATION/ RAIN<br>WATER HARVESTING          | YES                          | 58%                                                                                       | AS PER<br>SANCTIONED                |

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

|     |                                                       |    |     |             |
|-----|-------------------------------------------------------|----|-----|-------------|
|     |                                                       |    |     | LAYOUT PLAN |
| 11. | ENERGY MANAGEMENT                                     | NO | 0%  | NA          |
| 12. | FIRE PROTECTION AND FIRE SAFETY REQUIREMENT           | NO | 0%  | NA          |
| 13. | ELECTRICAL METER ROOM, SUB-STATION, RECEIVING STATION | NO | 25% | NA          |

Yours Faithfully

**Emanate Design (Architect Lokesh Kadu)**

Name of Architect & Signature

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

Agreed and Accepted by:

Dilip Prahladrai Agrawal

(Director)

R Sandesh Infrastructures Pvt Ltd

Date:- 02/01/2024