Ulhas 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: 31.12.2024

To
The Rachana Developers
Lotus Building 4th floor, Dharampeth, W.H.C. Road
Ngapur - 440010

Subject : Certificate of percentage of completion of construction work of Rachana Purva project situated on plot no. 05 out of the entire sanction layout on corporation house no. 437/A/5, CTS No. 652, sheet no. 1/30 and Kh. No. 22/1-2-3/3, as per sanctioned plan, demarcated by its boundaries Open Space B to the East, Plot No. 4 to the West,Existing Road to the North and 12 Mtr. Wide Road to the South , Mauza – Borgaon of Division Nagpur, Taluka-Nagpur (Urban) District Nagpur PIN -440013 admeasuring 4431.420 sq.mts. area being developed by Rachana Developers

Ref :- RERA Registration Number - (**P50500053221**)

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 Purva project situated on **plot no. 05 out of the entire sanction layout on corporation house no. 437/A/5, CTS No. 652, sheet no. 1/30 and Kh. No. 22/1-2-3/3, as per sanctioned plan, demarcated by its boundaries Open Space B to the East, Plot No. 4 to the West,Existing Road to the North and 12 Mtr. Wide Road to the South , Mauza – Borgaon of Division Nagpur, Taluka-Nagpur (Urban) District Nagpur PIN -440013 admeasuring 4431.420 sq.mts.** area being developed by Rachana Developers

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s. Ullas Mude & Associates Architect ;
   (ii) M/s. Kamath & company Er. Ganesh Kamath, Nagpur as Structural Consultant ;
   (iii) M/s, Convenient Engineering Services, Hyderabad as MEP Consultant
   (iv) Mr. Vinay Kulkarni 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-(**P50500053221**)--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, RachanaSayantara, Hazaripahad, Vayusena Nagar, Nagpur – 440007
Email-ulhas.mude@gmail.com

Table A
Project –Rachana Purva (Wing of the Project)

Sr. No.	Task/ Activity	Percentage of Work Done
1	Excavation	100%
2	Basement	NA
3	Podiums	NA
4	Plinth	100%
5	Stilt floor	100%
6	14 Numbers of slabs of superstructure	72%
7	Internal walls, internal plaster, floorings, Door & Windows within flat/ Premises	40%
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	100%	
2	Water Supply	Yes	50%	
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	50%	
4	Storm Water Drains	Yes	50%	
5	Landscaping &Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	Yes	100%	
8	Treatment and disposal of sewage and salvage water	No	NA	
9	Solid Waste management &Disposal	Yes	100%	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy management	No	NA	
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station	Yes	0%	
14	Others			

Yours Faithfully

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

M/s. RACHANA DEVELOPERS

Agreed and Accepted by

Signature of Promoter
Rachana Developers