RAVIRAJ L SARWATE
Reg. No. CA/2001/27321
Architect, Interior Designer

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)

Date: 15.04.2025

To
Valuable Buildcon LLP
Block No 101,
Plot No.2, "PRASAD",
Dronacharya Nagar, Near Trimurti Square,
Parsodi, Nagpur – 440010

Subject: Certificate of Cost Incurred for Development of "KANCHANGANGA FLATS" for Construction of Plot no. R-7, Laxmi Nagar, Nagpur building(s)/ 1 Wing(s) of the 1 Phase (MahaRERA Registration Number applied for registration) being a portion of entire land Kh. No. 7/2,4/1,2,6/3 & 4 of MOUZA – AJNI, P.S.K. 9 bearing Survey no.344 & Sheet No. 34 Final Plot no R-7, Laxmi Nagar, Nagpur-440010 demarcated by its boundaries (latitude 21.121607 and longitude 79.062172 of the end points) to the North by Plot no. R-16 to the South by 12 Mtrs. Wide Road to the East By Plot No. R -6 to the West By Plot No R- 8 of Division Nagpur village Nagpur. Taluka Nagpur District Nagpur PIN 440010 admeasuring 743.21 Sq.mtrs (As per city survey records 738.70 Sq.Mtrs (OR 7951 Sq.Ft.) area being developed by Valuable Buildcon LLP for the quarter ending 31st March 2025.

Sir,
I Raviraj Sarwate have undertaken assignment as Licensed Architect of certifying Percentage of Completion of Construction Work of the" Kanchanganga Flats" Building of the Project, situated on the Survey no 344/ Sheet No.34 / Final Plot no. R-7, Laxmi Nagar, Nagpur 440010 of Division Nagpur, admeasuring 743.21 Sq.mtrs (OR 8000 Sq.Ft.) (As per city survey records 738.70 Sq.Mtrs (OR 7951 Sq.Ft.) area being developed by Valuable Buildcon LLP.

1. Following technical professionals are appointed by Owner / Promoter: -

i) Shri Raviraj Sarwate as L.A.

ii) Shri. Sandeep Selgoankar as LS

A-1, Virendra Apts, 12, Pratap Nagar, Ring road, Nagpur-440022, Email:ravirajsarwate@gmail.com, M: 9822704973, O: 0712-2295633

(iii) Engineer Shri. Prashant Upasani as Structural Consultant

(iv) M/s. Vishwakarma Plumbing Consultancy Services as MEP Consultant

(v) Mr. Amol Vyawahare (of M/s. Vaijeshwar Electricals as MEP Consultants.

(vi) Shri. Jayant Dhoke as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 Applied for registration 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 "KANCHANGANGA FLATS" (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Nil number of Basement(s) and Plinth -1	100%
3	Nil number of Podiums	Nil
4	Stilt Floor	80%
5	11 number of Slabs of Super Structure	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	NIL
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	NIL
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate	NIL

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 Work done	Details
1	Internal Roads & Foothpaths	No	NIL	
2.	Water Supply	Yes	NIL	
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes	NIL	
4.	Storm Water Drains	No	NIL	
5.	Landscaping & Tree Planting	Yes	NIL	
6.	Street Lighting	No	NIL	
7.	Community Buildings	No	NIL	
8.	Treatment and disposal of sewage and sullage water	No	NIL	
9.	Solid Waste management & Disposal	No	NIL	
10.	Water conservation, Rain water harvesting	Yes	NIL	
11.	Energy management	No	NIL	
12.	Fire protection and fire safety requirements	Yes	NIL	
13.	Electrical meter room, sub-station, receiving station	No	NIL	
14.	Others (Option to Add more)	No	NIL	

Your's Faithfully

RRSarwate

SHRI. RAVIRAJ SARWATE
Licensed Architect
(License NO CA/2001/27321)

RAVIRAJ L. SARWATE
M. Arch. A.I.I.A.
Reg. No. CA/2001/27321
M.C.T. LS. No.: 1947
M.M.C. LS. No.: R-260

Agreed and accepted by:

Shri Sumant Mundle
Date: 15/04/2025

VALUABLE BUILDCON LLP
Prasad, Plot No. 2 Dronacharya
Nagar, Near Trimurti Nagar
Nagpur- 440022