PAWAN RAVIPRASAD GUPTA

CONSULTING CIVIL ENGINEER

PLANNERS, BUILDERS AND DEVELOPERS

LIC. NO. N.I.T. 1969, N.M.C. 380 N.M.R.D.A.-39

OFF. : - SHOP NO.115 SECOND FLOOR SHRI SHYAM TOWER SADAR, NAGPUR-440001. M- 99234329

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: 09/04/2025

To,

UNICORN ESTATES
Address :- Shop No.32, Central Avenue, Nagpur-440018.

Subject : Certificate of Percentage of Completion of Construction Work of **MAULI -22 UNICORN ESTATES** having Situated at Mouza- Pipla, C.T.S. No. 1128/2, Survey No. 65/2 Part, 67 Part, 68 Part, 69 Part, 76 Part, 77 Part, 78 Part, 79 Part and 84/2, P.H. No.38, Taluka – Nagpur (Rural), Distinct – Nagpur for the period **January-2025 to March-2025** having Maha RERA Registration Number **P50500055952** (Only Applicable after project registration) being developed by **UNICORN ESTATES.**

Sir,

I/ We **Mr. Pawan Gupta,** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **MAULI -22 UNICORN ESTATES** having Situated at Mouza- Pipla, C.T.S. No. 1128/2, Survey No. 65/2 Part, 67 Part, 68 Part, 69 Part, 76 Part, 77 Part, 78 Part, 79 Part and 84/2, P.H. No.38, Taluka – Nagpur (Rural), Distinct – Nagpur Maha RERA Registration Number **P50500055952** (Only Applicable after project registration) being developed by **UNICORN ESTATES.**

Based on Site Inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this certificate the Percentage of Work done for

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each of the building/Wing of the Real Estate Project under Maha RERA 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

Layout / Building/ Wing Number ____ (to be prepared separately for each Layout / Building / Wing of the Project)

Sr No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	NA
2.	Basements (if any)	N A
3.	Podiums (if any)	NA
4.	Plinth	NA
5.	Stilt Floor	NA
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/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 maybe required to complete project as per specifications in agreement of Sale. Any other activities.	NA

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Sr. No (1)	Common areas and Facilities. (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	100 %	Completed
2.	Water Supply	YES	100 %	Completed
3.	Sewerage (chamber, lines, STP)	YES	100 %	Completed
4.	Storm Water Drains	YES	100 %	Completed
5.	Landscaping & Tree Planting	YES	100 %	Completed
6.	Street Lighting	YES	100 %	Completed
7.	Community Buildings	NA	NA	NA
8.	Treatment and disposal of sewage and sullage water	YES	100 %	Completed
9.	Solid Waste management & Disposal	NA	NA	NA
10.	Water conservation, Rain water harvesting	YES	100 %	Completed

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11.	Energy management	NA	NA	NA
12.	Fire protection And fire safety requirements	NA	NA	NA
13.	Electrical meter room, sub-station, receiving station	NA	NA	NA
14.	Compound wall to open space	YES	100 %	Completed

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