



ARCHITECTS . LANDSCAPE . INTERIORS . M.E.P SERVICES

FORM 1 [See Regulation3]

ARCHITECTS CERTIFICATE

Date: 12/05/2023

To
M/s. RGS REALTY LLP,
S.No. 272, off.701+702
Montreal tower no 2
Baner Road,
Baner, Pune.
PIN -411045.

Subject: Certificate of Completion of Construction Work of **A, B** Wing of the Building of the project **RGS FORTE** [RERA Registration Number: P52100034443] situated on the Plot bearing **S.No. 113/1/1, Bhumkar Das Gugre Road , Bhumkarnagar , Wakad, Pune.** demarcated by its boundaries (towards the North - By survey.no.112, towards the South- By Survey no.113/2, towards the East by remaining part of Survey no. 113/1/1 and towards the west by the Survey no.113/1/2 of Division **Pune** village Wakad, Taluka Mulshi, District **Pune**, PIN **411057**. Admeasuring **5212.83 Sq.M.** area being developed by **M/s. RGS REALTY LLP.**

Sir,

I/ We **Ar. AMIT BHAT** have undertaken assignment as Designing Architect of certifying Completion of Construction of **Completion** Work of Building **A , B & Commercial ,** Wing of the Building situated on the Plot bearing **S.No. 113/1/1, Wakad, Pune.** of Division **Pune** village **Wakad**, Taluka Mulshi, District **Pune**, PIN **411057** .Admeasuring **5212.83 Sq.m** area being developed by **M/s. RGS REALTY LLP.**

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

Shri. **Ar. A B Architects** as L.S. /Architect;
M/s **Satish Marathe Consultants** as Structural
M/s **MaCLIN AQUA Consultants LLP** as MEP
Consultant
Shri. **Mr. Vitthal Jagtap** as Site Engineer

3. 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 Newly Registration On 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/Wing and overall percentage of work done with respect to each Building/Wing is detailed in the Table B.

A B Architects

Office:6th Floor,AnP ONE,opp.My World Society,Balewadi High Street,Balewadi -411045

E mail :accounts@abarchitects.in

Ph. : 9607087979 / 8657609512



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Table - A- A -Building including Mhada/Wing

Sr. No.	TASK / ACTIVITY	Percentage Of Work
1.	Excavation	100%
2.	Number of Basement(s) and Plinth	50%
3.	Number of Podium	0%
4.	Stilt Floor	N.A
5.	23 number of Slabs of Super Structure	0%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7.	Sanitary Fittings within the Flat Premises, Electrical Fittings within the Flat/Premises	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	10%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 ICRZ 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	0%

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Table-B – Commercial cum B Residential Building including Mhada / Wing

Sr. No.	TASK / ACTIVITY	Percentage Of Work
1.	Excavation	100%
2.	Number of Basement(s) and Plinth	100%
3.	Number of Podium	100%
4.	Stilt Floor	N.A
5.	23 number of Slabs of Super Structure	45 %
6.	Ext & 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	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 ICRZ 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	0%

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Table C

Internal & External Development works in Respect of the entire registered phase

Sr. No.	Common Area And Facilities, Amenity	Proposed (Yes / No)	Percentage Of Work Done	Details
1.	Solid Waste Management And Disposal	Yes	0%	STP
2.	Water Conservation, Rain water Harvesting	Yes	0%	AS PER DESIGN
3.	Energy management	Yes	0%	AS PER DESIGN
4.	Fire Protection And Fire Safety Requirements	Yes	0%	AS PER DESIGN
5.	Internal Roads & Footpaths	Yes	0%	INTERNAL ENTRANCE ROAD
6.	Water Supply	Yes	0%	BOREWELL & CONNECTION BY PMC AFTER COMPLETION
7.	Street Lighting	Yes	0%	AS PER DESIGN
8.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	AS PER MSEDCL RULES
9.	Open Parking	Yes	0 Nos	Open To Sky
10.	Community Buildings	NA	NA	NA
11.	Treatment And Disposal Of Sewage And Sullage Water	Yes	0%	AS PER DESIGN
12.	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	0%	AS PER DESIGN
13.	Storm Water Drains	Yes	0%	AS PER DESIGN
14.	Landscaping & Tree Planting	Yes	0%	AS PER DESIGN
15.	Aggregate area of recreational Open Space	Yes	0%	AS PER DESIGN

NOTE: This letter is being issued at the request of above mentioned client.

The concerned institution should individually check and verify the status of the site with respect to the construction to their satisfaction prior to any decision.

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In case any legal issues relating to the said property arise at present or in future we should not be held responsible for the same in anyway.

We shall also not be held responsible for the effects if any caused due to the use of the above certificate for purposes other than for which it was issued.

Thanking you,
Yours Faithfully,

Signature of Promoter
Name:
Date:



Ar. AMIT BHAT
(COA No - CA/2006/38955)

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