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FORM 1 (SEE Regulation 3)
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account)

Date: 22/01/2020

To,

Mr. Sachin Rikhablal Bhandari

For M/s. S. S. Properties, Pune.

84/2, B.A. Gateway, Next to Sakalnagar, Baner Road, Aundh

Pune - 411007

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building, namely C of the Project "43 PD" [MahaRERA Registration Number - New] situated on the Plot bearing S. No. 43, H. No. 8 + 9 + 10 + 11 + 12A(PT) + 12B(PT) + 13/1+2 +14/1+2, S.No. 44/8/1, Plot "A", Balewadi, Pune, demarcated by its boundaries - (latitude and longitude of the end points)

Lat: 18°34'35.98"N, Long: 73° 46' 20.37"E to the North, Lat: 18°34' 25.95" N, Long: 73° 46' 22.50" E to the South, Lat: 18°34' 30.66"N, Long: 73°46'20.96"E to the East, Lat: 18°34' 27.09" N, Long: 73° 46' 20.20" E to the West,

And bounded by:

S. No. 42(P) & 43(P) to the North, 30 M.D.P road & H. No. 12A+12B(P) Plot B to the South, S. No. 4, to the West and S. No. 3 & 44(P), to the East, of Village Balewadi, Pune, PIN 411045 admeasuring 29334.00 Sq. M. area being developed by M/s S. S. Properties, Pune.

Sir,

I have undertaken assignment as Architect and hereby am certifying Percentage of Completion of Construction Work of 1 No. of Building, namely C of the Project "43 PD", situated on the plot bearing Survey No. 43, H. No. 8 + 9 + 10 + 11 + 12A(PT) + 12B(PT) + 13/1+2 +14/1+2, S.No. 44/8/1, Plot "A", Balewadi, Pune, admeasuring 29334.00 Sq. M. area being developed by M/s S. S. Properties, Pune

Following technical professionals are appointed as informed by M/s S. S. Properties, Pune.

1. Mr. Laxman Thite as Liaison Architect
2. Laxman Thite Consultants Pvt. Ltd as Design Architect
3. M/s. G. A. Bhilare Consultants Pvt. Ltd. as Structural Consultant.
4. Mr. Ajit Kothare - MEP System Solution Pvt. Ltd. as MEP Consultants.
5. Mr. Rakesh Kumar as site Supervisor.

Based on the 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 the said building of the Real Estate Project to be registered under MahaRERA is as per table A herein below to the best of my knowledge, belief and information. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in table B to the best of my knowledge, belief and information.

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Laxman

Table A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	a RCC work of Number of basements – 0 No.	NA
	b Plinth	100%
3	Number of Podiums - 1 No.	100%
4	Stilt / parking Floor – RCC work up to slab	100%
5	a 0 numbers of floor slabs out of 11 numbers of floor slabs of Super Structure above stilt floor.	0%
	b RCC work of the staircases, Lifts Wells and Lobbies at each floor level connecting staircases and lifts.	0%
	c Slabs of overhead water tanks and lift machine rooms (Developer has opted for machine room less lifts)	0%
6	a External walls	0%
	b Internal walls	0%
	c Internal Plaster,	0%
	d Internal Paint	0%
	e Floorings within Flats /Premises	0%
	f Doors to each of the Flat/Premises	0%
	g Windows to each of the Flat/Premises	0%
	h Window grill work	0%
7	a Sanitary Fittings within the Flat/Premises,	0%
	b Internal plumbing within the flats / Premises	0%
	c Electrical Fittings within the Flat/Premises	0%
	d Internal Electrical wiring within the flats / Premises	0%
8	a Finishing work of Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0%
	b Finishing work of Overhead and Underground Water Tanks	0%
9	a External plumbing	0%
	b External plaster	0%
	c External paint	
	d elevation, like pergolas, canopy etc.	0%
	e completion of terraces with waterproofing of the Building/Wing,	0%
10	a Installation of lifts	0%
	b Installation of water pumps	0%
	c Installation of Fire Fighting Fittings and Equipment as per CFO NOC,	0%
	d Installation of Electrical fittings to Common Areas	0%
	e Installation of electro, mechanical equipment	0%
	f Compliance to conditions of environment /CRZ NOC,	0%
	g Finishing to entrance lobby/s	0%
	h Plinth protection	0%
	i Paving of areas appurtenant to Building/Wing	0%
	k All other requirements as may be required to obtain Occupation /Completion Certificate	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 Work done	Details
1	Internal Roads & Footpaths	NO	0%	
2	Water Supply	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
4	Storm Water Drains	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
5	Landscaping & Tree Planting	NO	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
6	Street Lighting	NO	0%	
7	Community Building	NO	NA	
8	Treatment and disposal of sewage and sullage water	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
9	Solid Waste management & Disposal	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
10	Water conservation, Rain water harvesting	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
11	Energy management (Solar)	YES	0%	
12	Fire protection and fire safety requirements	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
13	Electrical meter room, sub-station, receiving station	YES	43%	Work of 3 Wings/Bldgs is completed out of 7 Wings/Bldgs
14	Gates and Compound Wall	Yes	50%	

The percentage of the work stated here below is worked out on the basis of the apportionment and information/data as provided by M/s S. S. Properties, Pune.

This certificate is given as per the request from M/s S. S. Properties, Pune.

This certificate shall not be construed as supervision report. All issues related to supervision, materials, workmanship and execution are sole responsibility of supervising engineer appointed by the owner / developer and visits made by Ar. Milind Patil or his employees are not for supervision, since they are not responsible for supervision and quality of the work.

Yours Faithfully



Ar. Milind Patil

(Registration Number CA/89/12285)

Disclaimer: While every effort has been made to check the correctness of the matter mentioned in this certificate, it is provided with no warranties whether expressed, statutory or implied. The exact condition on site may differ. The information and the matter in this certificate are given in reliance of the oral or written report received from the client or his representative and irrespective of the agreement/s and commitments between purchaser of the said premises and the client or his representative. Ar. Milind Patil or his employees shall not be responsible for the discrepancies, ambiguities, inaccuracies, any errors and/or omissions in this certificate and shall not be involved any dispute arising out of this certificate.

VG/SP/MP/Harshal-TKS