



**JAGADISH P. DESHPANDE**

architect

**FORM 1**

**ARCHITECT'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

**To**

**Kumar Properties and  
Developers LLP.**

2413, Kumar Capital 1st floor,  
East street camp, Pune - 411001.

**Subject : Certificate of Percentage of Completion of Construction Work of Building "47 East - A " out of the project "47 East", [MahaRERA Registration Number [P52100024598] situated on the land bearing S. No. 47/1 + 48/C/2 + 48/C/3 + 48/C/4, demarcated by its boundaries (18°31'34.95°N, 73°55'48.51°E to the North, 18°31'32.57°N, 73°55'46.64°E to the South, 18°31'31.75° N, 73°55'53.08°E to the East 18°31'34.13°N, 73°55'41.32°E to the West of Division.), Village: Mundhwa, Taluka: Haveli, District: Pune. Pin: 411036, admeasuring 6972.57 Sq.mts. (Proportionate Land area for Mentioned Building) being developers by Kumar Properties and Developers LLP.**

**Sir,**

I, **Ar. Jagadish P. Deshpande** have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of Building "47 East - A" out of the project "47 - East" situated on the land bearing S. No. 47/1 + 48/C/2 + 48/C/3 + 48/C/4, Village: Mundhwa, Taluka: Haveli, Dist.: Pune, Pin: 411036, admeasuring 6972.57 Sq.mts. (Proportionate Land area for Mentioned Building) being developers by Kumar Properties and Developers LLP.

1. As informed by the Owner / Promoter following technical professionals are appointed:

- (i) **Mr. Jagadish P. Deshpande** as Architect.
- (ii) **Sunil Mutalik & Associates** as Structural Consultant.
- (iii) **Mr. Shahewar Bhatti** as MEP Consultant.
- (iv) **Mr. Girish Kulkarni** as Site Supervisor.

Based on Site Inspection, with respect to Building "47 East - A" out of the aforesaid Real Estate Project "47 East" I certify that, as on the date of this certificate, the Percentage of Construction Work done of Building of the Real Estate Project as registered vide number P52100024598 under MahaRERA is as per "Table A" enclosed herewith. The percentage of the development works executed with respect to each of the activity of the entire phase is detailed in "Table B".

**Date : 05/10/2021**

**Place : Pune**

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| BUILDING - "47 East - A"                                                                                                      |                                                                                                  | TABLE A                                                        |                                           |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------|
| PROJECT - 47 East - A, S. No. 47/1 + 48/C/2 + 48/C/3 + 48/C/4, Village: Mundhwa,<br>Taluka: Haveli, Dist.: Pune, Pin: 411036. |                                                                                                  |                                                                |                                           |
| BLDG. NAME - 47 East - A, 2 Basement + Ground Floor Parking + 22 Floors<br>Total No. of TN. 173, 2 BHK.                       |                                                                                                  |                                                                |                                           |
| Sr. No.                                                                                                                       | Tasks/Activity                                                                                   |                                                                | Percentage of Work completed              |
| 1                                                                                                                             | Excavation                                                                                       |                                                                | 100%                                      |
| 2                                                                                                                             | a)                                                                                               | Basement 1                                                     | 0%                                        |
|                                                                                                                               | b)                                                                                               | Basement 2                                                     | 100%                                      |
|                                                                                                                               | c)                                                                                               | Plinth                                                         | 0%                                        |
| 3                                                                                                                             | a)                                                                                               | Podium 1 (Not proposed)                                        | NA                                        |
|                                                                                                                               | b)                                                                                               | Podium 1 (Not proposed)                                        | NA                                        |
| 4                                                                                                                             | Stilt floor Parking                                                                              |                                                                | 0%                                        |
| 5                                                                                                                             | Number of Slabs of Super Structure<br>(2 Basement + Ground Floor Parking + 22 Floors = 25 Slabs) |                                                                | 1 Slab<br>4%                              |
| 6                                                                                                                             |                                                                                                  |                                                                | Completed work of<br>No. of Flats & Shops |
|                                                                                                                               | a)                                                                                               | Internal Walls up to __ floor                                  | -<br>0%                                   |
|                                                                                                                               | b)                                                                                               | Internal Plaster - Toilets up to __ floor                      | -<br>0%                                   |
|                                                                                                                               | c)                                                                                               | Internal Plaster – Flats up to __ floor                        | -<br>0%                                   |
|                                                                                                                               | d)                                                                                               | Flooring within Flats/Premises up to __ floors                 | -<br>0%                                   |
|                                                                                                                               | e)                                                                                               | Doors and Windows to each of the Flat/Premises up to __ floors | -<br>0%                                   |
| 7                                                                                                                             |                                                                                                  |                                                                | No. of Floors                             |
|                                                                                                                               | a)                                                                                               | Sanitary Fittings within Flats/Premises up to __ floors        | -<br>0%                                   |
|                                                                                                                               | b)                                                                                               | Electrical Fittings within Flats/Premises up to __ floors      | -<br>0%                                   |
| 8                                                                                                                             | Structural work only                                                                             |                                                                | No. of Floors                             |
|                                                                                                                               | a)                                                                                               | Staircases                                                     | -<br>4%                                   |
|                                                                                                                               | b)                                                                                               | Lift Wells                                                     | -<br>4%                                   |
|                                                                                                                               | c)                                                                                               | Lobbies at each floor connecting staircase & lift              | -<br>4%                                   |
|                                                                                                                               | d)                                                                                               | Overhead and Underground Tanks                                 | -<br>0%                                   |
| 9                                                                                                                             | a)                                                                                               | External Plumbing (No. of Ducts)                               | -<br>0%                                   |
|                                                                                                                               | b)                                                                                               | External Plaster (No. of Sides)                                | -<br>0%                                   |
|                                                                                                                               | c)                                                                                               | Elevation Treatment (No. of Sides)                             | -<br>0%                                   |
|                                                                                                                               | d)                                                                                               | Completion of Terraces with Waterproofing of the Building/Wing | -<br>0%                                   |

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|    |    |                                                                                       |   |    |
|----|----|---------------------------------------------------------------------------------------|---|----|
| 10 | a) | Installation of Lifts                                                                 | - | 0% |
|    | b) | Water Pumps                                                                           | - | 0% |
|    | c) | Fire Fighting Fittings and Equipment as per CFO NOC                                   | - | 0% |
|    | d) | Electrical Fittings to Common areas of floors (No. of Floors)                         | - | 0% |
|    | e) | Electro- Mechanical Equipment                                                         | - | 0% |
|    | f) | Compliance to conditions of environment/CRZ NOC                                       | - | 0% |
|    | g) | Finishing of Staircase                                                                | - | 0% |
|    | h) | Finishing to entrance lobby/s (No. of Floors)                                         | - | 0% |
|    | i) | Plinth Protection                                                                     | - | 0% |
|    | j) | Paving of areas appurtenant to Building/Wing                                          | - | 0% |
|    | k) | Compound Wall                                                                         | - | 0% |
|    | l) | All other requirements as may be required to obtain Occupation/Completion Certificate | - | -  |

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**TABLE B**

Internal & External Development Works in Respect of the entire Registered Phase

| No | Common areas and Facilities, Amenities             | Proposed (Yes/ No) | Percentage of Work done | Details |
|----|----------------------------------------------------|--------------------|-------------------------|---------|
| 1  | a) Internal Roads                                  | Yes                | 0%                      | -       |
|    | b) Footpaths                                       | Yes                | 0%                      | -       |
| 2  | Water Supply                                       | Yes                | 0%                      | -       |
| 3  | Sewerage                                           |                    |                         |         |
|    | a) Chamber                                         | Yes                | 0%                      | -       |
|    | b) Lines                                           | Yes                | 0%                      | -       |
|    | c) Septic Tanks                                    | Yes                | 0%                      | -       |
|    | d) STP                                             | Yes                | 0%                      | -       |
| 4  | Storm Water Drains                                 | Yes                | 0%                      | -       |
| 5  | Landscaping and Tree Planting                      | Yes                | 0%                      | -       |
| 6  | Street Lighting                                    | Yes                | 0%                      | -       |
| 7  | Community Buildings                                | No                 | 0%                      | -       |
| 8  | Treatment and Disposal of sewage and sullage water | Yes                | 0%                      | -       |
| 9  | Solid Waste Management & Disposal                  | Yes                | 0%                      | -       |
| 10 | Water Conservation, Rain Water Harvesting          | Yes                | 0%                      | -       |
| 11 | Energy Management                                  | Yes                | 0%                      | -       |
| 12 | Fire protection and Fire safety requirements       | Yes                | 0%                      | -       |
| 13 | a) Electrical meter room                           | Yes                | 0%                      | -       |
|    | b) Sub-station                                     | Yes                | 0%                      | -       |
|    | c) Receiving station                               | Yes                | 0%                      | -       |
| 14 | Others (Option to Add more)                        |                    | 0%                      | -       |

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