

Date : 04/07/2023

Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE – Phase I

To,
M/s. Gera Developments Pvt. Ltd.
for Integrated Township at Manjari-Wagholi
developed by M/s Ashdan Developers Pvt. Ltd.
& Manjari Housing Projects LLP.

Subject: Certificate of Percentage of Completion of Construction Work of 4 Nos. of Building – Tower- 1, 2, 3, and Club House – 1, of the Project “Gera’s Island of Joy Project A” of Phase - I having MahaRERA Registration Number – _____, situated on the Plot bearing Sector R12 at on Gat No. 124 to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170 & 194(P) Village. Manjari Khurd, Tal. Haveli, Dist. Pune and on Gat No. 1255, Hissa No. 14, 17, 18, 28, 29, 31, 33, 38, 46, 47, 48, 65, 66, 67, 69, 70, 71, 72, 73, 1265, 1267(P), 1269, 1273, 1276 Hissa No. 2, 3, 5, 6, 13, 15, 16, 26, 27, 28, 30, 1A/2, 34, 37 Village. Wagholi, Tal. Haveli, Dist. Pune is being developed by M/s. Gera Developments Pvt. Ltd. for Integrated Township at Manjari-Wagholi developed by M/s Ashdan Developers Pvt. Ltd. & Manjari Housing Projects LLP.

Sir,

We VK:a architecture have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 4 Nos. of Building – Tower- 1, 2, 3, and Club House – 1, of the Project “Gera’s Island of Joy Project A” of Phase - I having MahaRERA Registration Number – _____, situated on the Plot bearing Sector R12 at on Gat No. 124 to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170 & 194(P) Village. Manjari Khurd, Tal. Haveli, Dist. Pune and on Gat No. 1255, Hissa No. 14, 17, 18, 28, 29, 31, 33, 38, 46, 47, 48, 65, 66, 67, 69, 70, 71, 72, 73, 1265, 1267(P), 1269, 1273, 1276 Hissa No. 2, 3, 5, 6, 13, 15, 16, 26, 27, 28, 30, 1A/2, 34, 37 Village. Wagholi, Tal. Haveli, Dist. Pune is being developed by M/s. Gera Developments Pvt. Ltd. for Integrated Township at Manjari-Wagholi developed by M/s Ashdan Developers Pvt. Ltd. & Manjari Housing Projects LLP

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 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the entire phase detailed Table B.

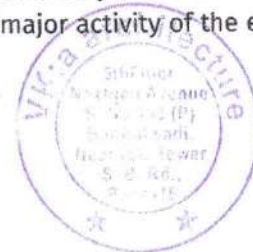


Table A
Tower – 1, 2 & 3

Sr. No.	Task / Activity	Percentage of Actual Work done		
		Tower 1	Tower 2	Tower 3
1	Excavation	0%	0%	0%
2	Basement	0%	0%	0%
3	Podiums	0%	0%	0%
4	Plinth	0%	0%	0%
5	Stilt floor	0%	0%	0%
6	Slabs of super Structure	0%	0%	0%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%	0%	0%
8	Sanitary Fittings within The Flats/Premises	0%	0%	0%
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%	0%	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing,	0%	0%	0%
11	Installation of Lift's, 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, having of areas appurtenant to Building/wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Another activities.	0%	0%	0%



Table A
Club House-1

Sr. No.	Tasks / Activity	Percentage of Actual Work done
		Club House 1
1	Excavation	0%
2	Basement	0%
3	Podiums	0%
4	Plinth	0%
5	Stilt floor	0%
6	Slabs of super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%
8	Sanitary Fittings within The Flats/Premises	0%
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing,	0%
11	Installation of Lift's, 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, having of areas appurtenant to Building/wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Another activities.	0%



TABLE - B
Internal & External Development Works in Respect of the Registered Phase-I

S. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual work done	Details
1	Internal Roads & Footpaths	YES	0	Common internal driveways provided
2	Water Conservation, Rain water Harvesting	YES	0	Through common recharge pits or existing borewells.
3	Energy management	YES	0	Energy monitoring through meters
4	Fire Protection and Fire Safety Requirements	YES	0	As per Fire NOC
5	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	No Receiving Stn.; Common substation shared for all
6	Aggregate area of recreational Open Space	YES	0	Common for all Phases; delivered proportionately
7	Open Parking	YES	0	NA
8	Water Supply	YES	0	Common UGT & towerwise OHT provided
9	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0	Shared STP
10	Storm Water Drains	YES	0	Shared Storm water drainage system provided
11	Landscaping & Tree Planting	YES	0	As per landscape consultant
12	Street Lighting	YES	0	As per consultant
13	Community Buildings : Club-01	YES	0	Common club house for residents
14	Treatment And Disposal of Sewage And Sullage Water	YES	0	Shared for all phases; delivered proportionately
15	Solid Waste Management & Disposal	YES	0	Shared Common organic waste composter provided

Yours Faithfully


AR. HRISHIKESH KULKARNI
VK:a architecture
Reg. No. CA/2002/29235



Agreed and Accepted By:


Signature of Promoter:
Name: M/s. Gera Developments Pvt. Ltd.
Date: 04/07/2023

