

20 Dec 2021**Ref No. 01****Subject - Updated RERA Letter for Month December 2021**

To,

Kumar Constructions & Properties Pvt. Ltd.2413, Kumar Capital,
East Street, Camp, 411001.

Subject: Certificate of Percentage of Completion of Construction Work of **3** No. of Building(s) of the Project **Kumar Pratham -D, E, G** [Maha RERA Registration Number: **P52100031354**] situated on the Plot bearing C.N. No/CTS No. /Gat no. / Final Plot no **97** demarcated by its boundaries 18o67'08.95" N, 73o83'23.96" E to the North 18o67'05.57" N, 73o83'23.59" E to the South 18o67'05.57" N, 73o583'39.34" E to the East 18o67'08.86" N, 73o83'08.17" E to the West of Division Pune village Moshi taluka Haveli District Pune PIN 412105 admeasuring **5327.85** sq.mts area being developed by **[Kumar Constructions & Properties Pvt. Ltd.]**

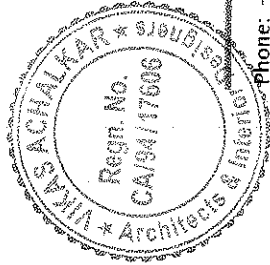
Sir,

I, **Ar.Vikas Achalkar**, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the **3** Building(s) of the Project **Pratham -D, E, G** situated on the plot bearing C.N. No/CTS No. / Survey no. / Final Plot no **97** of Division Pune village Moshi taluka Haveli District Pune PIN 412105 admeasuring **5327.85** sq.mts area being developed by **[Kumar Constructions & Properties Pvt. Ltd.]**

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

- (i) **Ar. Vikas Achalkar** as Architect;
- (ii) **M/s. Sunil Mutalik and Associates** as Structural Consultant
- (iii) **Mr. Shahewar Bhatti** as MEP Consultant
- (iv) **Mr. Ayub Khan Banadar** as Site Supervisor

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: For application **[P52100031354]** 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 Below.

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1221, B/1, Wrangler Paranjpe Road. Behind Bhawe X-Ray Clinic, off F. C. Road. Pune 411004, Maharashtra, India.

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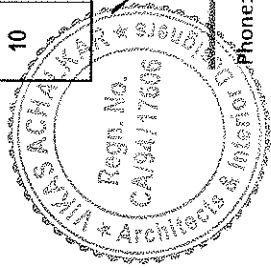
Project Name - Pratham

Table A
D TYPE

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement(s) and 1 number of Plinth	0%
3	0 number of Podiums	0%
4	Stilt Floor	0%
5	00 out of 13 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	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 /CRZ 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%

Table A
E TYPE

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement(s) and 1 number of Plinth	0%
3	0 number of Podiums	0%
4	Stilt Floor	0%
5	00 out of 13 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	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 /CRZ 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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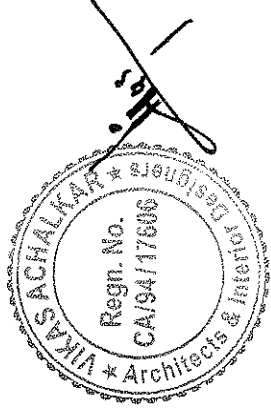
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Project Name - Pratham

Table A
G TYPE

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement(s) and 1 number of Plinth	0%
3	0 number of Podiums	0%
4	Stilt Floor	0%
5	00 out of 13 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	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 /CRZ 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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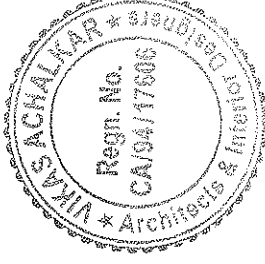
TABLE-B

Development Work – D, E, G Bldg.

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.	Internal Roads & Footpaths	Yes	0%	Trimix Concrete Internal Roads
2.	Water Supply	Yes	0%	Municipal Water & Ground Water with WTP without RO
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0%	As per Design
4.	Storm Water Drains	Yes	0%	RCC pipes with Inspection Chambers
5.	Landscaping & Tree Planting	Yes	0%	Plantation as per PCMC Guidelines
6.	Street Lighting	Yes	0%	On electric / solar supply
7.	Community Buildings	Yes	0%	As per Design
8.	Treatment and disposal of sewage and sullage water	Yes	0%	STP treated water to be used for Landscaping
9.	Solid Waste management & Disposal	Yes	0%	OWC for Wet Waste and Dry Waste will be disposed by Agency
10.	Water conservation, Rain water harvesting	Yes	0%	Low Flow Fixtures & RWHT Pits
11.	Energy management	Yes	0%	LED lights for common areas
12.	Fire protection and fire safety requirements	Yes	0%	FF tank with Pump Room, Wet Risers, Hose Reels and Fire Alarms
13.	Electrical meter room, sub-station, receiving station	Yes	0%	Meter Room to be provided
14.	Others (Option to Add more)		-	

Thanking you,



AR VIKAS ACHALKAR
Registration no. CA/94/17606

Disclaimer: This information is issued by M/S. Vikas Achalkar Associates, a firm through its proprietor Ar. Vikas Achalkar on request of promoter & Developers as mentioned above. This report is prepared by the company on the reports submitted by the subordinates, documents & information provided by promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Company or the Architect is no way concerned with the issues or disputes if any arising out of the information provided, except the facts given in the report on the technical knowledge and expertise of the Architect. While every effort to check the documents of Building mentioned in this report, is done, provided with no warranties whether expressed, statutory or implied. The information and the matter in this report are given in reliance of the oral or written report/documents / information received from client or his representative / M/S Vikas Achalkar Associates and its staff shall not be held responsible for errors performed by client or his representative / subordinate and shall not be involved in any dispute arising out of this report. The building name / number or the flat name / number is as per the latest sanction plan which is subject to change on the Client's discretion. These details are based on action plans. Any changes done on site are not incorporated.

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