

Date : 17/02/2023

Annexure A
FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

To,
M/s. Realcon Properties LLP,
S. No. 29/1A & 29/1B,
Mauje. Tathawade,
Tal. Mulshi, PCMC, Pune

Subject: Certificate of Percentage of Completion of Construction Work of 7 No. of Buildings- A,B,C,D,E, Inclusive Housing Building-F & Building G of the Project "Nirman Cosmopolis", having MahaRERA Registration Number - _____, situated at plot bearing S. No. 29/1A & 29/1B, Mauje. Tathawade, Tal. Mulshi, Dist. Pune is being developed by M/s. Realcon Properties LLP.

Sir,

We VK:a architecture have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 7 No. of Buildings- A,B,C,D,E, Inclusive Housing Building-F & Building G, of the Project "Nirman Cosmopolis", having MahaRERA Registration Number - _____, situated at plot bearing S. No. 29/1A & 29/1B, Mauje. Tathawade, Tal. Mulshi, Dist. Pune is being developed by M/s. Realcon Properties 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
Building - 'A'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
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. Any other acclivities.	0%



Table A
Building - 'B'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
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. Any other acclivities.	0%



Table A
Building - 'C'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
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. Any other acclivities.	0%



Table A
Building - 'D'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
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. Any other acclivities.	0%



Table A
Building - 'E'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
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. Any other acclivities.	0%



Table A
Building - 'Inclusive Housing Building-F'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
1	Excavation	0%
2	Basement	NA
3	Podiums	NA
4	Plinth	0%
5	Stilt floor (Parking)	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. Any other acclivities.	0%



Table A
Building - 'G'

Sr. No.	Tasks / Activity	Percentage of Actual Work done
1	Excavation	0%
2	Basement	NA
3	Podiums	NA
4	Plinth	0%
5	Stilt floor	NA
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. Any other acclivities.	0%



TABLE - B

Common Areas (Internal & External Development Works) in Respect of the Registered Phase /Project Number

S. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of Actual work done	Details
1	Internal Roads & Footpaths	Yes	0%	Work not started
2	Water Supply	Yes	0%	Work not started
3	Sewerage (chamber, lines, septic tank, STP).	Yes	0%	Work not started
4	Storm Water Drains	Yes	0%	Work not started
5	Landscaping & Tree Planting	Yes	0%	Work not started
6	Street Lighting	Yes	0%	Work not started
7	Community Buildings	Yes	0%	Work not started
8	Treatment and disposal of sewage and Sullage water.	Yes	0%	Work not started
9	Solid Waste management & Disposal	Yes	0%	Work not started
10	Water conservation / Rain water harvesting	Yes	0%	Work not started
11	Energy management	Yes	0%	Work not started
12	Fire protection and fire safety requirements	Yes	0%	Work not started
13	Electrical meter room, sub-station, Receiving station.	Yes	0%	Work not started
14	Others (Option to Add more)	-	-	-

Yours Faithfully



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



Agreed and Accepted By:

Signature of Promoter:

Name: M/s. Realcon Properties LLP.

Date: 17/02/2023

