



STUDIO 30 ARCHITECTS & PLANNERS

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Our Ref. :

Your Ref. :

Date :

FORM 1

ARCHITECT'S CERTIFICATE

Date:30-Jun-22

To

PUNE PROJECTS LLP

501 , KENSINGTON COURT , S G PINGALE LANE

(OFF NORTH ROAD)

KOREGAON PARK , PUNE 411001

Subject: Certificate of Percentage of Completion of Construction Work of 6 – SIX No. of Building(s)/Wing(s) i.e. B2, B3, B10, B11, B12 & B13 of the of the Real Estate Project [On going project] situated on the Plot bearing C.N. No/CTS No./Survey no. Final Plot no 9 , 10 , 11 , 12 , 13 , 14 Hissa no: **1/37 , 1/38,1/39,1/40,1/41, 1/42 , 1/43,1/44 , 1/45 & 1/46** demarcated by its boundaries (latitude and longitude of the end points) to **the NORTH - MULA MUTHA RIVER** to the **SOUTH - SY NO: 9-14** to the **EAST - SY NO: 9-14** AND to the **WEST - 18 M ROAD AND SY NO: 9-14** of PUNE Division , MUNDHWA – KESHAVANAGAR VILLAGE , HAVELI TALUKA , PUNE DISTRICT , PIN – 411036 admeasuring that part and parcel of land comprising (buildings defined above) of 79000 sq.mts.(total project land) area being developed by **PUNE PROJECTS LLP**

Sir,

I/ We **STUDIO 30 – Architects & Planners** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building (s)/Wing(s) of the SECOND Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No.Survey no. Final Plot no 9 , 10 , 11 , 12 , 13 , 14 Hissa no: **1/37 , 1/38,1/39,1/40,1/41, 1/42 , 1/43,1/44 , 1/45 & 1/46** of PUNE Division , MUNDHWA – KESHAVANAGAR VILLAGE , HAVELI TALUKA , PUNE DISTRICT , PIN – 411036 admeasuring that part and parcel of land comprising (buildings defined above) of 79000 sq.mts.(total project land) area being developed by **PUNE PROJECTS LLP**

Following technical professionals are appointed by Owner / Promoter:

1. **STUDIO 30 – Architects & Planners** as Licensed Surveyor/Architect
2. **JW CONSULTANTS LLP** - as Structural Consultant
3. **S N JOSHI CONSULTANTS PVT LTD** as MEP Consultant
4. **CAPACITA'E INFRA PROJECTS LIMITED** as Site Supervisor
5. **RSP Design Consultants (INDIA) PVT.LTD** as Design Consultants

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 [ON GOING PROJECT] under MahaRERA is as per **Table – A** and internal & external development works herein as per **Table -B**. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table below**.



TABLE A

Sl. No.	Project	RERA Certificate	Building no.	Overall % completion
1	Emerald Bay Building -2	P52100026016	2	35%
2	Emerald Bay Building -3	P52100026022	3	38%
3	Emerald Bay Building -10	P52100026110	10	13%
4	Emerald Bay Building -11	P52100026020	11	16%
5	Emerald Bay Building -12	P52100026132	12	02%
6	Emerald Bay Building -13	P52100026099	13	02%

TABLE A
EMERALD BAY - BUILDING/WING NUMBER2

	Tasks/Activity	Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	0
5.	21 (Twenty one) number of Slabs and Super Structure	3%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	15%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0

TABLE A
EMERALD BAY - BUILDING/WING NUMBER3

	Tasks/Activity	Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	
5.	21 (Twenty one) number of Slabs and Super Structure	21%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	4%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	15%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0

TABLE A
EMERALD BAY - BUILDING/WING NUMBER 10

	Tasks/Activity	Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	
3.	2 number of Podiums	0%
4.	0 - Stilt Floor	
5.	21 (Twenty one) number of Slabs and Super Structure	0%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	13%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0%

TABLE A
EMERALD BAY - BUILDING/WING NUMBER11

	Tasks/Activity	Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	0%
3.	2 number of Podiums	30%
4.	0 - Stilt Floor	0
5.	21 (TWENTY ONE) number of Slabs and Super Structure	0%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	14%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0%

TABLE A
EMERALD BAY - BUILDING/WING NUMBER 12

	Tasks/Activity	Percentage of Work Done
1.	Excavation	0%
2.	0 number of Basements and 1 Plinth	0 %
3.	3 number of Podiums	0%
4.	0 - Stilt Floor	0
5.	21 (TWENTY ONE) number of Slabs and Super Structure	0%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	14%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0%

TABLE A
EMERALD BAY - BUILDING/WING NUMBER 13

	Tasks/Activity	Percentage of Work Done
1.	Excavation	0%
2.	0 number of Basements and 1 Plinth	0 %
3.	3 number of Podiums	0%
4.	0 - Stilt Floor	0
5.	21 (TWENTY ONE) number of Slabs and Super Structure	0%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	14%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0%

TABLE- B
INTERNAL & EXTERNAL DEVELOPMENT WORKS IN RESPECT OF THE ENTIRE REGISTERED PHASE

	Common Areas, Facilities & Amenities	Proposed (Y/N)	Percentage of Work Done	Details
1.	Internal Roads and Footpaths	Y	20%	
2.	Water Supply	Y	10%	
3.	Sewerage (Chamber lines, Septic Tank, STP)	Y	65%	
4.	Storm Water Drains	Y	25%	
5.	Landscaping & Tree Planting	Y		
6.	Street Lighting	Y		
7.	Community Buildings	Y	95%	
8.	Treatment and disposal of sewage and sullage water	Y		
9.	Solid waste management and disposal	Y		
10.	Water conservation and Rain Water Harvesting	Y	10%	
11.	Energy management	Y		
12.	Fire protection and Fire safety requirements	Y	7%	
13.	Electrical meter room, sub-station and receiving station	Y	0%	
14.	Others (at the discretion of architect and as may be needed)		NIL	

Yours Faithfully



AR. RANA RAM
COA Registration No. CA / 89 / 12572
Date:30-Jun-22

