

FORM 1

ARCHITECT'S CERTIFICATE

Date: 09/12/2022

To,
M/s. Rohan & Atul Enterprises,
1, Modibuag, Commercial Building,
Ganeshkhind Road, Shivajinagar,
Pune - 411016.

Subject: Certificate of Percentage of Completion of Construction Work of A-Wing and B-Wing of the **Rohan Nidita Phase 1 Project** to be registered under MahaRERA being developed by **Rohan & Atul Enterprises**.

Sir,

I, Arch. Prakash Kulkarni Partner of Ankur Associates have undertaken assignment as architect of certifying Percentage of Completion of Construction Work of A-Wing and B-Wing of the **Rohan Nidita Phase 1 Project** to be registered under MahaRERA being developed by **Rohan & Atul Enterprises**.

Based on Site Inspection, with respect to Layout/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 under MahaRERA 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 B.

A-Wing

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	%
2	Basements	___%
3	Podiums	___%
4	Plinth	___%
5	Stilt Floor	___%
6	12 Slabs of Super Structure	___%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	___%
8	Sanitary Fittings within the Flat/Premises	___%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	___%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	___%
11	Installation of Lifts, 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, paving 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 activities.	___%

B-Wing

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	___%
2	Basements	___%
3	Podiums	___%
4	Plinth	___%
5	Stilt Floor	___%
6	12 Slabs of Super Structure	___%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	___%
8	Sanitary Fittings within the Flat/Premises	___%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	___%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing.	___%
11	Installation of Lifts, 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, paving 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 activities.	___%

TABLE B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Actual Work done (As on date of the Certificate)	Details
1	Internal Roads & Footpaths *	Yes	0%	Entire Project
2	Water Supply *	Yes	0%	PMRDA/other concerned authority
3	Sewage (Chamber, lines, Septic Tank, STP) *	Yes	0%	STP along with necessary sewage lines
4	Storm Water Drains *	Yes	0%	Entire Project
5	Landscaping and Tree Planting *	Yes	0%	Entire Project
6	Street Lighting *	Yes	0%	Entire Project
7	Community Buildings *	Yes	0%	Club House for entire project
8	Treatment and Disposal of Sewage and Sullage Water *	Yes	0%	STP
9	Solid Waste Management and Disposal *	Yes	0%	OWC
10	Water Conservation and Rain Water Harvesting	Yes	0%	As per sanction Plan
11	Energy management *	Yes	0%	Entire Project
12	Fire Protection and Fire Safety Requirements *	Yes	0%	As per provisional fire NOC
13	Electrical Meter Room, Sub Station, Receiving Station *	Yes	0%	As per MSEDCL norms
14	Aggregate area of recreational open space *	Yes	0%	As per sanction Plan
15	Open Parking	No	0%	As per sanction Plan

Yours faithfully,
For **ankur associates**

(Prakash Kulkarni)
CA/98/22909

Agreed and accepted by
Rohan & Atul Enterprises

through authorized signatory
Date: 09/12/2022

