

Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 09.10.2023

TO
THE M/S. SSPL LANDMARKS LLP
ADDRESS: - OFFICE NO-503, 5TH FLOOR, THE SPACE,
SR NO-63, GRANT ROAD, NEAR EON IT PARK,
KHARADI, PUNE -411014.

Subject: Certificate of Percentage of Completion of Construction of "THE STRAND" A WING of RERA No- P52100050923 situated on the Plot bearing Survey no. 18/1/2/3, 19/1/2 demarcated by its boundaries (latitude and longitude of the end points) Unique Youtopia Project to the North 24 mtr. DP Road to the South Unique Youtopia to the East 9 mtr. DP Road to the West of Division Pune village Kharadi taluka Haveli District Pune PIN 411014 admeasuring 6500.00 sq.mts. area being developed by SSPL LANDMARKS LLP.

Sir,

I/ WE CUBIX ARCHITECTS ASSOCIATES have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the "THE STRAND" A WING having MahaRERA Registration Number- P52100050923, being developed by M/s. SSPL LANDMARKS 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.



STUDIO :

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LIASONING OFFICE :

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shrushtiassociates2013@gmail.com

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Table A

Sr.No (1)	Tasks / Activity (2)	Percentage of Actual Work Done (AS on the date certificate) Date-30.09.2023 3)
1	Excavation	100%
2	Basement (If any)	30%
3	Podiums (If any)	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 activities.	0%

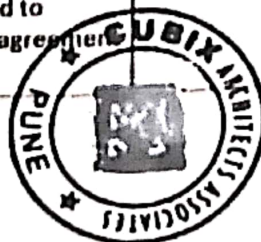


TABLE - B

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 (AS ON THE DATE CERTIFICATE)	DETAILS
1	Internal Roads & Footpaths	YES	0%	
2	Water Supply	YES	0%	
3	Sewerage (chamber, lines, septic tank, STP).	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree Planting	YES	0%	
6	Street Lighting	YES	0%	
7	Community Buildings	NO	0%	
8	Treatment and disposal of sewage and Sullage water.	YES	0%	
9	Solid Waste management & Disposal	YES	0%	
10	Water conservation / Rain water harvesting	YES	0%	
11	Energy management	YES	0%	
12	Fire protection and fire safety Requirements	YES	0%	
13	Electrical motor room, sub-station, Receiving station.	YES	0%	
14	Others (Option to Add more)		0%	

Agreed and Accepted by

Yours Faithfully

AR. IMRAN SHAIKH
(CA/2001/28514)



Signature of Promoter
Name:
Date:-

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