



FORM 1

ARCHITECT'S CERTIFICATE

Date: 31/12/2019

To

The Kallyaanee Fortune Properties,
3AA Edena, 3rd Floor,
97 Maharshi Karve Road,
Marine Lines, Mumbai – 400 020.

Subject: Certificate of Percentage of Completion of Construction Work of A and B Wing of the Project PANAMA PARK situated on the Plot bearing Survey No. 285/1, Village Lohegaon, Tal. Haveli, Dist. Pune - 411047.

Project - A WING and B WING.

To the North Properties of Shri Sableram Khandu Nimbalkar and Janardan Nimbalkar

To the South Properties of Shri Bhaginath Pundalik Funde and Kariya

To the East Properties of Shri Bhaginath Pundalik Funde and Kariya

To the West Balance property of S.No. 285/1 which belongs to Shri Mahesh Tejraj Rathi (partner of M/s Swapan Sankul Venture and others)

Plot bearing Survey No. 285/1, Village Lohegaon, Tal. Haveli, Dist. Pune - 411047. admeasuring 94R out of total 1 H 74 R areas being developed by The Kallyaanee Fortune Properties.

Ref: MahaRERA Registration Number P52100020820

Sir,

I Ar. Imran Shaikh have undertaken assignment of certifying Percentage of Completion of Construction Work for the Subject Real Estate Project proposed to be registered under MahaRERA, being A WING, B WING AND Building(s) situated at Survey No. 285/1, Village Lohegaon, Tal. Haveli, Dist. Pune 411047. admeasuring 94R out of total 1 H 74 R area being developed by The Kallyaanee Fortune Properties.

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

- (i) M/s. Cubix Architects Associates as L.S. / Architect.
- (ii) M/s. Structure Vision as Structural Consultant.
- (iii) M/s. Siddhivinayak Electrical Consultants as MEP Consultant.
- (iv) Mr. Raju Durge 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 P52100020820 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.

STUDIO:
Office No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
Near Magnus Club, Lulla Nagar, Bibwewadi, Pune - 411 040.
Office : 7757043086 / 7757043087
Email : cubixarchitects@gmail.com

EXECUTION OFFICE:
94, Sai Narayan Plaza, Ganjave Chowk,
Near Patrakar Bhavan, Navi Peth, Pune - 411 030.
Email : gajanan.panjarkar@gmail.com
shrushtiassociates2013@gmail.com

Table A**Project –****A WING and B WING.**

Sr. No.	Tasks /Activity	% of Work done	
		A WING	B WING
1	Excavation	100 %	80%
2	1 number of Basement and 1 number of Plinth	60%	0
3	1 number of Podium	0	0
4	Stilt Floor	0	0
5	10 number of Slabs of Super Structure	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0	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	0

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase –

A WING

B WING

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work done	% of Work done	Details
			A WING	B WING	
1	Internal Roads & Footpaths	Yes	0	0	
2	Water Supply	Yes	0	0	
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0	0	
4	Storm Water Drains	Yes	0	0	
5	Landscaping & Tree Planting	Yes	0	0	
6	Street Lighting	Yes	0	0	
7	Community Buildings	Yes	0	0	Club House
8	Treatment and disposal of sewage and sullage water	Yes	0	0	
9	Solid Waste management & Disposal	NO	NA	NA	
10	Water conservation, Rain water harvesting	Yes	0	0	
11	Energy management	Yes	0	0	Solar Water Heater
12	Fire protection and fire safety requirements	Yes	0	0	
13	Electrical meter room, sub-station, receiving station	Yes	0	0	
14	Retaining wall & Basement	Yes	60%	0	

Yours Faithfully,

AR. IMRAN SHAIKH

(CA/2001/28514)

