

Phase 1
FORM 1 [See Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 31/12/2022

To,

Menlo Realty LLP
7th Floor, City Square,
Behind The Pride Hotel
Shivajinagar, Pune – 411 005

Subject: Certificate of Percentage of Completion of work of Project [P52100005881] situated on the Plot bearing Gat No.1331/3 demarcated by its boundaries remaining Part of Gat No 1331/3 and B building towards North, Adjacent Gat no 1332 to South, remaining Part of Gat No 1331/3 to East and remaining Gat No. 1331 to West of Division Pune village Wagholi taluka Haveli District Pune PIN-412207 Admeasuring 3839.64 sqmts. Area being developed by M/s. Menlo Realty LLP.

Sir,

I Arch. Insignis Architecture have undertaken assignment as Architect /Licensed Survey of certifying Percentage of Completion of Work of the Project Menlo Homes Kharadi Next Phase 1, situated on the Plot bearing Gat No.1331/3 demarcated by its boundaries remaining Part of Gat No 1331/3 and B building towards North, Adjacent Gat no 1332 to South, remaining Part of Gat No 1331/3 to East and remaining Gat No. 1331 to West of Division Pune village Wagholi taluka Haveli District Pune PIN-412207 Admeasuring 3839.64 sqmts. Area being developed by M/s. Menlo Realty LLP.

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

- i) M/s Insignis Architecure as Architect;
- ii) Mr Rajesh Choudhari as Site Engineer

Based on Site Inspection, with respect to each of the aforesaid Real Estate Project, I certify that as on the date of this certificate the percentage of the work executed with respect to each of the major activity of the Project and Overall Percentage of work done with respect to each Phase is details in the Table A.

TABLE - A

SR. No.	PARTICULAR	BLD A
		PERCENTAGE OF WORK
1	EXCAVATION*	100%
2	X NUMBER OF BASEMENT(S) AND PLINTH*	100%
3	X NUMBER OF PODIUMS*	NA
4	STILT FLOOR*	NA
5	X NUMBER OF SLABS OF SUPER STRUCTURE*	100%
6	INTERNAL WALLS, INTERNAL PLASTER, FLOORINGS WITHIN FLATS/PREMISES, DOORS & WINDOWS TO EACH OF THE FLAT/PREMISES*	100%
7	SANITARY FITTINGS WITHIN THE FLAT/PREMISES, ELECTRICAL FITTINGS WITHIN THE FLAT/PREMISES*	100%
8	STAIRCASE, LIFTS WELLS & LOBBIES AT EACH FLOOR LEVEL CONNECTING STAIRCASES AND LIFTS, OVERHEAD AND UNDERGROUND WATER TANKS.*	100%
9	THE EXTERNAL PLUMBING AND EXTERNAL PLASTER, ELEVATION, COMPLETION OF TERRACES WITH WATERPROOFINGS OF THE BUILDING/WING*	100%
10	INSTALLATION OF LIFTS, WATER PUMPS, FIRE FIGHTING FITTINGS AND EQUIPMENTS 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*	100%

TABLE – B

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

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	97%	Along with Project Completion
2	Water Supply	Yes	96%	As per Unit Agreement to Sale
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	82%	STP, Along with Project Completion
4	Strom Water Drains	Yes	80%	Along with Project Completion
5	Landscaping & Tree Planting	Yes	95%	Along with Project Completion
6	Street Lighting	Yes	95%	Along with Project Completion
7	Club House	YES	100%	
8	Community Buildings	Yes	75%	Along with Project Completion
9	Treatment and disposal of sewage and sullage water	Yes	0%	Along with Project Completion
10	Solid Waste management & Disposal	Yes	0%	Along with Project Completion
11	Water conservation, Rain water harvesting	Yes	95%	Along with Project Completion
12	Energy management	Yes	0%	Along with Project Completion
13	Fire protection and fire safety requirements	Yes	96%	Along with Project Completion
14	Electrical meter room, Sub-station, receiving station	Yes	98%	Along with Project Completion

Yours Faithfully

Insignis Architecture

Authorized Signatory



