

P R A K A S H K U L K A R N I
ankur associates

A R C H I T E C T S
101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

Annexure A
FORM 1
[See Regulation 3]
(ARCHITECT'S CERTIFICATE)

Date: 13/09/2023.

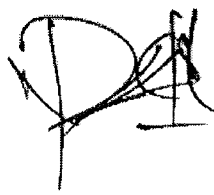
To,
M/S. ROHAN BUILDERS & DEVELOPERS PVT. LTD., THROUGH
MR. ASHWIN SUHAS LUNKAD.

Subject: Certificate of Percentage of Completion of Construction Work of **"ROHAN EKAM Phase - I"** Comprising Building/ Wing A, B & C. Project situated on the plot bearing S. No. 49/8(P), S. No. 49/10B(P), S. No. 49/10C, S. No. 49/10 D (P), S. No. 49/11(P), S. No. 49/12(P), S. No. 49/13(P), S. No. 49/14, S. No. 49/15 & S. No. 49/16 at Balewadi, Tal. Haveli, Dist. Pune - 411045 having MahaRERA Registration Number -----being developed by M/S. ROHAN BUILDERS & DEVELOPERS PVT. LTD. P52100052298

Sir,

I, Arch. Prakash Kulkarni Partner of Ankur Associates have undertaken assignment as Architect for certifying percentage of completion of construction work of **"ROHAN EKAM" Phase-I** Comprising Building/ Wing A, B & C. Project situated on the plot bearing S. No. 49/8(P), S. No. 49/10B (P), S. No. 49/10C, S. No. 49/10 D (P), S. No. 49/11(P), S. No. 49/12(P), S. No. 49/13(P), S. No. 49/14, S. No. 49/15 & S. No. 49/16 at Balewadi, Tal. Haveli, Dist. Pune - 411045 having MahaRERA Registration Number ----- being developed by M/S. ROHAN BUILDERS & DEVELOPERS PVT. LTD. P52100052298

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.



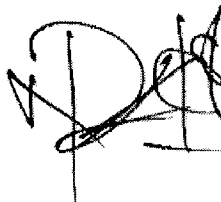
P R A K A S H K U L K A R N I
ankur associates

A R C H I T E C T S

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

Table A
Phase - I (WING A)

Sr. No.	Tasks /Activity	%age of work done
1	Excavation	0 %
2	Basement (if any)	0 %
3	Podiums(if any)	0 %
4	Plinth	0 %
5	Stilt/ Ground Floor.	0 %
6	33 number of Slabs of Super Structure.	0 %
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises.	0 %
8	Sanitary Fittings within the Flat/Premises.	0 %
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0 %
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %
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 the project as per specifications in agreement of Sale. Any other activities.	0 %



P R A K A S H K U L K A R N I
ankur associates

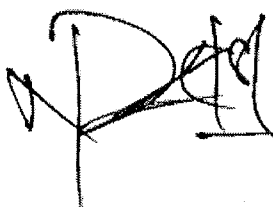
A R C H I T E C T S

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

Table A

Phase - I (WING B)

Sr. No.	Tasks /Activity	%age of work done
1	Excavation	0 %
2	Basement (if any)	0 %
3	Podiums(if any)	0 %
4	Plinth	0 %
5	Stilt/ Ground Floor.	0 %
6	33 number of Slabs of Super Structure.	0 %
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises.	0 %
8	Sanitary Fittings within the Flat/Premises.	0 %
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0 %
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %
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 the project as per specifications in agreement of Sale. Any other activities.	0 %



P R A K A S H K U L K A R N I
ankur associates

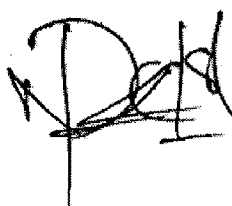
A R C H I T E C T S

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

Table A

Phase - I (WING C)

Sr. No.	Tasks /Activity	%age of work done
1	Excavation	0 %
2	Basement (if any)	0 %
3	Podiums(if any)	0 %
4	Plinth	0 %
5	Stilt/ Ground Floor.	0 %
6	17 number of Slabs of Super Structure.	0 %
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises.	0 %
8	Sanitary Fittings within the Flat/Premises.	0 %
9	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0 %
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0 %
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 the project as per specifications in agreement of Sale. Any other activities.	0 %



P R A K A S H K U L K A R N I
ankur associates

A R C H I T E C T S

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

TABLE-B

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

S. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	%age of work done	Details
1.	Internal Roads & Footpaths	Yes	0%	Entire Project
2.	Water Supply	Yes	0%	PMC
3.	Sewerage (chamber lines, Septic Tank, STP)	Yes	0%	necessary chamber, sewage lines to connect with PCMC Drainage Line
4.	Storm Water Drains	Yes	0%	Entire Project
5.	Landscaping & Tree Planting	Yes	0%	Entire Project
6.	Street Lighting	Yes	0%	Entire Project
7.	Community Buildings	NA	0	As per sanction Plan
8.	Treatment and disposal of sewage and sullage water	Yes	0%	PMC Drainage Line
9.	Solid Waste management & Disposal	Yes	0%	OWC
10.	Water conservation/ 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/panel, sub-station, receiving station.	Yes	0%	As per MSEDCL norms

Yours Faithfully,

For **ankur associates**

(Prakash Kulkarni)
CA/98/22909



P R A K A S H K U L K A R N I
ankur associates

A R C H I T E C T S

101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. E-mail : ankurassociates@gmail.com
TEL.: 020 - 6604 2800 / 6604 2801 / 6604 2802

TABLE B

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

Sr. No.	Common areas and Facilities, Amenities	Proposed	Percentage of Completion	Details
1	Internal Roads & Footpaths *	Yes	0%	Entire Project
2	Water Supply *	Yes	0%	PMC
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
Date: 13/07/2023

For **ROHAN BUILDERS & DEVELOPERS PVT. LTD.**

AUTHORISED SIGNATORY