

FORM 1

ARCHITECT'S CERTIFICATE

Date: 30/12/2023.

To,

M/s. Rohan Builders & Developers Pvt. Ltd.

1, Modibuag, Commercial Building,

Ganeshkhind Road, Shivajinagar,

Pune - 411016.

Subject: - Certificate of Percentage of Completion of Construction Work of "**ROHAN HARITA PHASE 1**" Comprising Building/ Wing C, D, E & F. Project situated on the plot bearing S. No. 129/1/3/1, 135/2/1, 135/2/2, 135/3A, 135/3B, 136/1A, 136/1B, 136/2(P), 137/1, 137/2 at Tathwade, Mulshi, Pune, 411033 having Maha RERA Registration Number **P52100052972** being developed by **M/s ROHAN BUILDERS & DEVELOPER PVT. LTD.**

Sir,

I, Arch. Prakash Kulkarni partner of Ankur Associates have undertaken assignment as Architect for certifying percentage of completion of construction work of "**ROHAN HARITA PHASE 1**" Comprising Building/ Wing C, D, E & F. Project situated on the plot bearing S. No. 129/1/3/1, 135/2/1, 135/2/2, 135/3A, 135/3B, 136/1A, 136/1B, 136/2(P), 137/1, 137/2 at Tathwade, Mulshi, Pune, 411033 having MahaRERA Registration Number **P52100052972** being developed by **M/s ROHAN BUILDERS & DEVELOPER PVT. LTD.**

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.



Table A

(WING C)

Sr. No	Tasks /Activity	%age of work done
1	Excavation	80 %
2	Basements (if any)	0 %
3	Podiums(it any)	NA
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 %



Table A
(WING D)

Sr. No	Tasks /Activity	%age of work done
1	Excavation	100 %
2	Basement (if any)	0 %
3	Podiums(if any)	NA
4	Plinth	0 %
5	Stilt/ Ground Floor.	0 %
6	39 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 %



Table A
(WING E)

Sr. No	Tasks /Activity	%age of work done
1	Excavation	80 %
2	Basement (if any)	0 %
3	Podiums(if any)	NA
4	Plinth	0 %
5	Stilt/ Ground Floor.	0 %
6	27 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 %



Table A

(WING F)

Sr. No	Tasks /Activity	%age of work done
1	Excavation	30 %
2	Basement (if any)	0 %
3	Podiums(if any)	NA
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 %

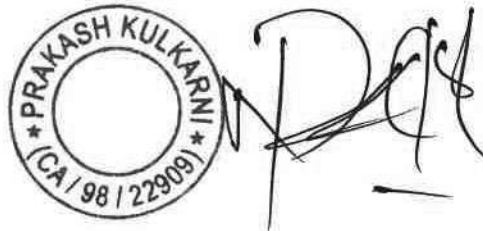


TABLE-B**Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number**

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%	WTP & PMRDA
3.	Sewerage (chamber lines, Septic Tank, STP)	Yes	0%	necessary chamber, sewage lines to connect with PMRDA 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	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0%	PMRDA 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

Agreed and accepted by

Rohan Builders & Developers Pvt. Ltd.through authorized signatory
Date: 30/12/2023