

ARCHITECT'S CERTIFICATE

Date: 31.12.2022

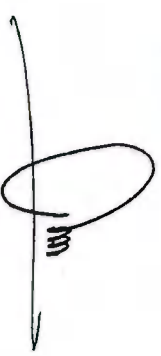
TO
THE UNTREE INDIA REALTY LLP
OFFICE NO - 311, CITY TOWER, DHOLE PATIL ROAD PUNE - 411001

Subject : Certificate of Percentage of Completion of Construction Work of "ARV Regalia" No. of Building(s) 6 Wing(s) & commercial Bldg of the Project [Maha RERA Registration Number : P52100023200] situated on the Plot bearing Sr.No.39/5,39/2/3/1,39/6/2/3/2,39/6/2/4/1,39/6/4/4/2 demarcated by its boundaries (latitude and longitude of the end points) the North by Undri - Pisoli, Shiv Road to the South by land bearing Sr.No. 39/5, Pisoli to the East by land bearing Sr.No. 39/2/3/2 & 39/6/3/1 Pisoli to the West by Punyadham Ashram of Division - village - Pisoli, Taluka- Haveli, District - Pune PIN 411060 admeasuring 3785.00-sq. mtr (A,B,C,D,E, F & Commercial Bldg) area being developed by **UNTREE INDIA REALTY LLP.**

Sir,

I Cubix Architects Associates have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the "ARV Regalia" Building(s) 6 Wing(s) & commercial bldg of the Project, situated on the plot bearing Sr.No.39/5,39/2/3/1,39/6/2/3/2,39/6/2/4/1,39/6/4/4/2 of Division - village - Pisoli, Taluka - Haveli, District - Pune PIN -411060 admeasuring -3785.00 sq.mtr (A,B,C,D,E,F & Commercial) area being developed by **The UNTREE INDIA REALTY 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 vide number under Maha RERA is as per table A herein below. The percentage of the work done executed with respect to each of the activity of the entire phase is in Table B.



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shrushitassociates2013@gmail.com

Building /Wing Number A (to be prepared separately for each Building /Wing of the Project)

Table A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Still Floor	100%
5	9 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	80%
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	30%



Building /Wing Number E (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100 %
3	0 number of Podiums	0%
4	Stilt Floor	100%
5	12 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	90%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
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	40%



Building /Wing Number F (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	2 number of Basement(s) and Plinth	100 %
3	0 number of Podiums	0%
4	1 Stilt Floor	100%
5	13 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	80%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	100%
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	30%



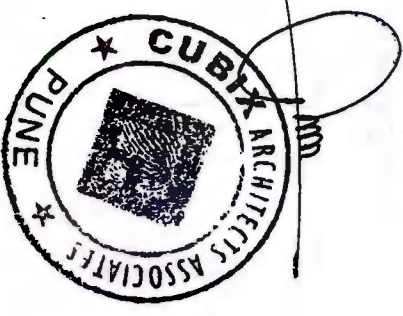
Building /Wing Number B (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100 %
3	0 number of Podiums	0 %
4	1 Silt Floor	0%
5	12 number of Slabs of Super Structure	10%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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%



Building /Wing Number C (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100 %
3	0 number of Podiums	0 %
4	1 Stilt Floor	100%
5	12 number of Slabs of Super Structure	75%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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%



Building /Wing Number D (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100 %
3	0 number of Podiums	0 %
4	1 Silt Floor	100%
5	12 number of Slabs of Super Structure	90%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	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%



Building /Wing Number **Commercial Bldg** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	50%
2	0 number of Basement(s) and Plinth	0 %
3	0 number of Podiums	0%
4	Still Floor	50%
5	4 number of Slabs of Super Structure	50%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	45%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	50%
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%



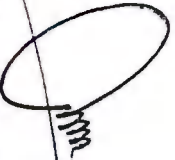
TABLE-B

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	50%	
2	Water Supply	YES	50%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	80%	
4	Storm Water Drains	YES	60%	
5	Landscaping & Tree planing	YES	35%	
6	Street Lighting	YES	35%	
7	Electrical meter room, sub-station, receiving station	YES	100%	
8	Aggregate area of recreational open space	YES	35%	
9	Open Parking	YES	0%	
10	Community Buildings & swimming pool	YES	80%	
11	Treatment and disposal of sewage and sullage water	YES	75%	
12	Solid Waste management & Disposal / OWC	YES	85%	
13	Water conservation, Rain water harvesting	YES	45%	
14	Energy management	YES	0%	
15	UGWT	YES	80%	
16	Compound wall / Retaining wall	YES	90 %	
17	Podium	YES	50%	

Yours Faithfully

Agreed and Accepted by



AR. IMRAN SHAIKH
 (CA/2001/28514)


 Signature of Promoter
 Name: _____
 Date: - _____

