

FORM 1

ARCHITECT'S CERTIFICATE

Date: 5th July 2017

To

Neo Pharma Private Limited

"Kasturi Building", 5th Floor, Jamshedji Tata Road,
Churchgate Reclamation, Mumbai 400055 , India .

Subject: Certificate of Percentage of Completion of Construction Work of Project Kalpataru Jade Residences B [MahaRERA Registration Number] within the larger layout named Kalpataru Jade Residences situated on plot admeasuring an area of 1054.83 sq. mts , bearing Survey no 12 (P) at village Baner, Taluka Haveli, District Pune, PIN 411045 ; demarcated by its boundaries latitude 18°33'18.52"N and longitude 73°47'9.34"E to the North; latitude 18°33'17.27"N and longitude 73°47'9.82"E to the South; latitude 18°33'17.87"N and longitude 73°47'10.02"E to the East; latitude 18°33'17.79"N and longitude 73°47'9.21"E to the West; and being developed by Neo Pharma Private Limited.

Sir,

I, Amit S. Bapat have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Kalpataru Jade Residences B within the larger layout named Kalpataru Jade Residences, situated on the plot Survey No. 12 (P), Village Baner, Taluka Haveli, District Pune, PIN 411045 admeasuring 1054.83 sq. mts. area being developed by Neo Pharma Private Limited.

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

- (i) Avinash Nawathe Architects as Architect
- (ii) J+W Consultants LLP as Structural Consultant
- (iii) Dnyanesh Bhawe & Associates and Abhiyanta Consulting Engineers LLP as MEP Consultants
- (iv) Vishwas D. Kadam as Site in Charge

Based on Site Inspection, with respect to Kalpataru Jade Residences B within the larger layout named Kalpataru Jade Residences, I certify that as on the date of this certificate, the Percentage of Work done for Kalpataru Jade Residences B within the larger layout named Kalpataru Jade Residences as registered vide number _____ 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

Sr. No.	Tasks /Activity	Percentage of work done (As on 30-04-2017)
		Kalpataru Jade Residences B
1	Excavation	100%
2	01 no. of Plinth	100%
3	04 no. of Podiums	100%
4	Stilt Floor	NA
5	22 no. of Slabs of Super Structure	91%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors & Windows to each of the Flat/Premises	14%
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 & Lifts, Overhead & Underground Water Tanks	0%
9	The external plumbing & external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	9%
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, 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%

AMIT S. BAPAT

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TABLE-B

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

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done (As on 30-04-2017)	Details
			Kalpataru Jade Residences B	
1	Internal Roads & Footpaths	Yes	0%	Common for entire layout
2	Water Supply	Yes	0%	From local authority
3	Sewerage (chamber, lines, Septic Tank , STP)	Yes	1%	STP Common for entire layout
4	Storm Water Drains	Yes	0%	Common for entire layout
5	Landscaping & Tree Planting	Yes	0%	Shall be completed before possession
6	Street Lighting	Yes	0%	Shall be completed before possession
7	Community Buildings	No	0	NA
8	Treatment and disposal of sewage and sullage water	No	0	NA
9	Solid Waste management & Disposal	Yes	0%	Common for entire layout
10	Water conservation, Rain water harvesting	Yes	0%	Shall be completed before possession
11	Energy management	Yes	0%	Shall be completed before possession
12	Fire protection and fire safety	Yes	0%	As per regulations
13	Electrical meter room, sub-station, receiving station	Yes	1%	Meter room & substation only
14	Club House other recreational areas & swimming pool, Lap pool	Yes	0	Common for entire layout
15	04 no. of Podiums	Yes	33%	WIP
16	Others: Comp. wall, gates, gate houses, Bore wells, show flats, Forest area, Temp works	Yes	44%	WIP

Yours Faithfully



Amit S. Bapat
Registration No CA/99/24886