



Vilas J. Yele (B.Arch.)
Liasioning & Consulting Architects

**FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for
withdrawal of Money from Designated Account)**

Date 24.09.19

To,

M/s Tushar Builders and BKP Infraa
Registered Partnership firm, through its partner
Mr. LALITKUMAR BHAUSAHEB KUDALE
Having its registered office at: Trimurti Apartment,
Vadgaon Budruk Pune: 411051.

Subject: Certificate of Cost Incurred for Development of project known as "MONTE ROSA" for Construction of one building(s) of the 1st Phase: The said "Monte Rosa" is situated at S. No 19, H. No. 5,7,10,11,12 hingne khurd, Vitthalwadi, Sinhgad Road Near State Bank Of India Pune- 411051 Tal. Haveli, District Pune., demarcated by its boundaries towards north is Gaothan , East Sinhagad road, West Property of Gosavi familyand in South 30 mtrs. Internal road.

Sir,

I Tushar Builders and BKP Infraa have undertaken assignment of certifying Estimated Cost of construction of our Estate Project proposed to be registered under Maha RERA, being "Monte Rosa" project having 1 Building and 2 wings of the 1st Phase situated at the property mentioned below:

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

- (i). Mr. Vilas Yele as L.S. / Architect
- (ii). M/s G.A. Bhilare & Associates as Structural Consultant
- (iii) M/s Unicorn Consultant as MEP Consultant

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 executed with respect to each of the activity of the entire phase is detailed in Table B.

(Signature)
24/09

Table A

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

Sr. No.	Task/ Activity	Percentage of work done
1	Excavation	100 %
2	Plinth & Number of Basement/s	100 %
3	Number of Podium	70 %
4	Stilt Floor	80 %
5	Number of slabs of Super Structure	50 % (8 No.)
6	Internal walls, Internal Plaster, Floorings within Flat/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

Handwritten signature and date: 24/6/20

TABLE-B

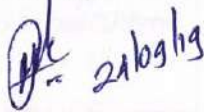
Internal & External Development Works in Respect of the entire Registered Phase

S No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0	Internal Roads and footpaths are provided.
2.	Water Supply	Yes	0	UGT and OHWT
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	0	STP of optimum capacity is designed and will be installed.
4.	Storm Water Drains	Yes	0	Storm water drains are designed and will be constructed.
5.	Landscaping & Tree Planting	Yes	0	Landscaping area of 987.56 sqft along with tree plantation as per the norms will be done.
6.	Street Lighting	Yes	0	Street lights for inter roads will be provided.
7.	Community Buildings	Yes	0	The club house will be constructed in open space.
8.	Treatment and disposal of sewage and sullage water.	Yes	0	STP of optimum capacity is designed and will be installed.

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24/09

9.	Solid Waste management &	Yes	0	Garbage Chute for individual wing for collection of waste. Organic waste convertor of optimum capacity is designed and will be installed.
10.	Disposal	No	0	NA
11.	Water conservation, Rain water harvesting	Yes	0	Rain water harvesting systems are designed and will be constructed according to the norms.
12.	Energy management	No	0	NA
13.	Fire protection and fire safety requirements	Yes	0	Fire extinguisher and fire exits along with refuge area are designed and will be executed on site.
14.	Electrical meter room, sub-station, receiving station	Yes	0	Electrical room separate for residential and commercial is designed and will be executed on site.
15.	Others (Option to Add more)	NA	NA	NA

Yours Faithfully



For: - **iDeas and iMages**

Mr. Vilas J. Yele

Lic. No. CA/2011/51410

Architect and Project Consultant