

ANIL M. KULKARNI

Architect

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FORM 1

ARCHITECT'S CERTIFICATE

Date: 04.10.2021

To

The Pegasus Properties Pvt. Ltd.,
Plot No. R1/1/A, R1/1/C, R1/2, R1/3, R1/4,
at Rajiv Gandhi Infotech Park, Phase-III,
Hinjewadi, Pune. 411057.

Subject : Certificate of Percentage of Completion of Construction Work of **SPRINGS - Building A** of the ___ phase of the Project [MahaRERA Registration Number - **P52100018284**] situated on the Plot bearing Plot no R1/1/A, R1/1/C, R1/2, R1/3, R1/4 demarcated by its boundaries (latitude and longitude of the end points) as below

1. 18° 34'36" & 73° 40'50" to the North.
2. 18° 34'24" & 73° 41'19" to the South.
3. 18° 34'48" & 73° 41'16" to the East.
4. 18° 34'45" & 73° 40'48" & 18° 34'24" & 73° 40'47" to the West of Rajiv Gandhi Infotech Park, Phase 3, village Man & Bhoir Wadi, taluka Mulshi, District Pune. PIN 411057, admeasuring 1840.39 sq. mts proportionate land being developed by M/s Pegasus Properties Pvt. Ltd.

Ref: MahaRERA Registration Number: **P52100018284**

Sir,

I **Mr. Anil Madhusudan Kulkarni** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of **SPRINGS - Building A** of the ___ Phase of the Project, situated on the plot no. R1/1/A, R1/1/C, R1/2, R1/3, R1/4 of Rajiv Gandhi Infotech Park, Phase 3, Man & Bhoir Wadi taluka Mulshi, District Pune. PIN 411057 admeasuring 1840.39 sq. mts proportionate land area being developed by M/s Pegasus properties Pvt. Ltd.

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

- (i) **Shri Anil Madhusudan Kulkarni** as Architect
- (ii) **M/s J.W. Consultants Pvt.Ltd.** as Structural Consultant
- (iii) **M/s. Sampathkumar Consultants Pvt. Ltd.**, as MEP Consultant
- (iv) **Shri Vishwas Salunkhe** as Site-In-Charge

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 **SPRINGS - Building A** of the Real Estate Project as registered vide number - **P52100018284** 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

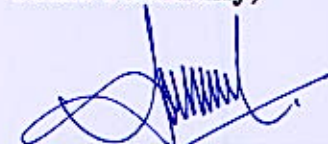
Sr. No	Tasks /Activity	Percentage of work done
Springs -Building		
A		
1	Excavation	100%
2	Completion of Plinth / Lower Parking	100%
3	Stilt floor (Ground floor) – Parking	100%
4	1st floor slab (2nd Slab)	75%
	2nd floor slab	75%
	3rd floor slab (4th Slab)	75%
	4th floor slab	75%
	5th floor slab	75%
	6th floor slab (7th Slab)	75%
	7th floor slab	75%
	8th floor slab	75%
	9th floor slab (10th Slab)	75%
	10th floor slab)	75%
	11th floor slab (12th Slab)	75%
	12th floor slab	75%
	13th floor slab (14th Slab)	75%
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30%
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
9	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

No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	30%	Concrete road
2.	Water Supply	Yes	50%	M.I.D.C.
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	30%	STP to be installed
4.	Storm Water Drains	Yes	20%	RCC Pipe with Inspection chamber
5.	Landscaping & Tree Planting	Yes	10%	Native species preferred
6.	Street Lighting	Yes	30%	solar / electric street lights
7.	Community Buildings	Yes	35%	Club house with swimming pool
8.	Treatment and disposal of sewage and sullage water	Yes	50%	STP treated water to be used for landscaping
9.	Solid Waste management & Disposal	Yes	0%	OWC to be provided for biodegradable waste, dry waste to be collected by agency
10.	Water conservation, Rain water harvesting	Yes	30%	Low flow fixtures and RWH pits
11.	Energy management	Yes	0%	LED lights in common area on solar
12.	Fire protection and fire safety requirements	Yes	0%	FF Tank, hose reel, sprinklers
13.	Electrical meter room, sub-station, receiving station	Yes	0%	Meter room provided for each building wing
14.	Others (Option to Add more)			---

Yours Faithfully,



AR. ANIL M. KULKARNI
Architects & Designers
Reg.No. CA/85/8999