

LDG/RERA/17-18/27

Date:-28 / 07 /2017

ARCHITECT'S CERTIFICATE

To
M/S Twin star Infrastructure ,
Near Celestial City,
BRT Road, Ravet,
Pune. 412101

Subject: Certificate of Percentage of Completion of for Construction Work **Wing 'A' Phase 1** of the Project **'VAASTU IMPERIAL'** (formerly known as Royal Mansion) [MahaRERA Registration Number] situated on the Plot bearing S. No.23/1, 37/2, 37/3 & 37/1 demarcated by its boundaries (La-18° 39' 13.87" N,Lo-73° 44' 13.28" E North West corner)(La-18° 39' 3.77" N,Lo-73° 44' 13.33" E South West corner)(La-18° 39' 13.05" N,Lo-73° 44' 13.95" E North East corner)(La- 18° 39' 3.28" N,Lo-73° 44' 3.33" E South East corner) By BRT Road By_ to the North _By S.No 36/1, remaining land of S.No. 37/2, 37/3, By_S.No. 24 to the South S. no. 37/2 By_ to the East_By S.no 35/2 to the West of Division Pune village Ravet taluka Haveli District Pune PIN 412101 admeasuring **1280 sq. mtr** area being developed by M/S Twin star Infrastructure

Sir,

I Usha Rangarajan have undertaken assignment as Architect of certifying Percentage of Completion Construction Work **Wing 'A' Phase 1** of the Project **'VAASTU IMPERIAL'** (formerly known as Royal Mansion), situated on the Plot bearing S. No.23/1, 37/2, 37/3 & 37/1 of Division Pune, village Ravet taluka Haveli District Pune PIN 412101 admeasuring **1280 sq.mtr.** area being developed By M/S Twin star Infrastructure

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

- (i) M/s Landmark Design Group as Architect
- (ii) M/s G.A.Bhilare consultants Pvt Ltd. as Structural Consultant
- (iii) M/s Siddhivinayak Consultants as Electrical Consultant
- (iv) M/s. MEP Systems & Solutions as Plumbing & Fire fighting Consultants
- (iv) Shri Mangesh Shinde _as Site Supervisor



LDG

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 MahaRERA 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.

Table A
Wing A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	0 number of Basement(s) and Plinth (1)	100
3	1 number of Podiums	32.56
4	Stilt Floor	NA
5	22 number of Slabs of Super Structure	9.09
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	00
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	2.0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	00
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	00



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	00	Work Not Started
2)	Water Supply	Yes	00	PCMC Water Line
3)	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	00	PCMC Drainage Line
4)	Storm Water Drains	Yes	00	Work Not Started
5)	Landscaping & Tree Planting.	Yes	00	Work Not Started
6)	Street Lighting	Yes	0	Work Not Started
7)	Community Buildings	Yes	00	Work Not Started
8)	Treatment and disposal of sewage and sullage water	Yes	00	Work Not Started
9)	Solid Waste management & Disposal	Yes	00	Work Not Started
10)	Water conservation & Rain water harvesting	Yes	00	Work Not Started
11)	Energy management	Yes	00	Work Not Started
12)	Fire protection and fire safety requirements	Yes	00	Work Not Started
13)	Electrical meter room, sub-station, receiving station	Yes	00	Work Not Started
14)	Others (Option to Add more)	NA	NA	

Yours Faithfully,



Ar.USHA VINODARAJAN

(License NO -CA/90/13423)