



JAGADISH P. DESHPANDE
architect

**FORM 1
ARCHITECT'S CERTIFICATE**

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

To

Kumar Beharay Properties LLP,
Project- HILLVIEW RESIDENCY
796/189 B, Bhandarkar Institute Road,
Deccan Gymkhana, Pune 411 004.

Subject : Certificate of Percentage of Completion of Construction Work of Wings/Buildings N & O out of the project Hill view Residency [MahaRERA Registration Number P52100014885] situated on the land bearing S. No. 69/SB/2, 69/8/1 & 70/1 to 17A1 demarcated by its boundaries (18°19'51.60"N, 73°47'27.07"E to the North, 18°18'50.75"N, 73°47'35.61"E to the South, 18°30'00.57"N, 73°47'35.21"E to the East, 18°30'01.05"N, 73°47'31.91"E to the West of Division) Village : Kothrud, Taluka: Haveli, District: Pune, Pin.: 411 038, admeasuring 5566.56 Sq.mts. (Proportionate Plot area for Mentioned Wings/Buildings) being developed by Kumar Beharay Properties LLP.

Sir,

I, Ar. Jagadish P. Deshpande have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of Wings/Buildings N & O out of the project "Hill View Residency", situated on the land bearing S. No. 69/SB/2, 69/8/1 & 70/1 to 17A1, Village: Kothrud, Taluka: Haveli, District: Pune, Pin.: 411 038 admeasuring 5566.56 Sq.mts. (Proportionate Plot area for Mentioned Wings/Buildings) being developed by Kumar Beharay Properties LLP.

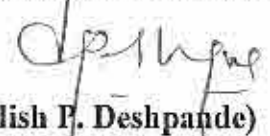
I. As informed by the Owner / Promoter following technical professionals are appointed:

- (i) Mr. Jagadish P. Deshpande as Liaison Architect.
- (ii) M/s. A. Solanki & Associates as Design Architects.
- (iii) M/s. Sunil Mutalik & Associates as Structural Consultants.
- (iv) Integrated Consultant as MEP Consultants.
- (v) Mrs. Shobha Bhopatkar as Landscape Consultant.
- (vi) M/s. S. B. Khurjekar & Company Advocates.
- (vii) Mr. Milind Vaman Sahasrabudhe Advocates.
- (viii) Mr. Vivek Haralkar Site Supervisor.

Based on Site Inspection, with respect to Wings/Buildings N & O out of the aforesaid Real Estate Project "Hill view Residency", I certify that as on the date of this certificate, the Percentage of Construction Work done of Wings/Buildings N & O out of the Real Estate Project as registered vide number P52100014885 under MahaRERA is as per "Table A" enclosed herewith. The percentage of the development works executed till 31/12/2019 with respect to each of the activity of the entire phase is detailed in "Table B".

Date : 07/01/2020

Place : Pune


(Jagadish P. Deshpande)



JAGADISH P. DESHPANDE
architect

..2..

WINGS/BUILDING 'N'			TABLE A	
PROJECT - HILLVIEW RESIDENCY, S. No. 69/5B/2, 69/8/1 & 70/1 to 17A1, Village : Kothrud, Taluka : Haveli, District : Pune. Pin : 411 038. WING/BLDG. NAME - 'N', 2P + 15 Floors, Total No. of TN.60, 3 BHK 26TN., 2BHK 34TN.				
Sr. No.	Tasks/Activity			Percentage of Work completed
1	Excavation			100%
2	a)	Lower Parking		100%
	b)	Upper Parking		100%
3	a)	Podium 1 (Not proposed)		N.A.
	b)	Podium 2 (Not proposed)		N.A.
4	Stilt floor Parking (Ground Floor Parking)			100%
5	Number of Slabs of Super Structure (2 Parkings +15 floors)		17 Slabs completed	100%
6			No. of Flats	
	a)	Internal Walls	52	86.66%
	b)	Internal Plaster- Toilets	60	100%
	c)	Internal Plaster- Flats	48	80%
	d)	Flooring within Flats/Premises	Nil	0%
	e)	Doors and Windows to each of the Flat/Premises	Nil	0%
7			No. of Floors	
	a)	Sanitary Fittings within Flats/Premises	Nil	0%
	b)	Electrical Fittings within Flats/Premises	Nil	0%
8	Structural work only		No. of Floors	
	a)	Staircases	15 Floors	100%
	b)	Lift Wells	15 Floors	100%
	c)	Lobbies at each floor connecting staircase & lift	Nil	0%
	d)	Overhead and Underground Tanks	--	0%
9	a)	External Plumbing (No. of Ducts)	Nil	0%
	b)	External Plaster (No. of Sides)	Nil	0%
	c)	Elevation Treatment (No. of Sides)	Nil	0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Nil	0%

Date : 07/01/2020
Place : Pune


(Jagadish P. Deshpande)

..3

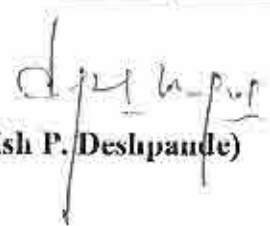


JAGADISH P. DESHPANDE
architect

..3..

10	a)	Installation of Lifts (3 Lifts - 1 Stretcher + 2 Passengers)	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	--	N.A.
	f)	Compliance to conditions of environment/CRZ NOC No. SEAC-2010/CR.727/TC.2	--	--
	g)	Finishing to entrance lobby/s	Nil	0%
	h)	Plinth Protection	--	Yes
	i)	Paving of areas appurtenant to Building/Wing	Nil	0%
	j)	Compound Wall	Nil	0%
	k)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 07/01/2020
Place : Pune


(Jagadish P. Deshpande)

..4



JAGADISH P. DESHPANDE
architect

..4..

WINGS/BUILDING 'O'		TABLE A	
PROJECT - HILLVIEW RESIDENCY, S. No. 69/5B/2, 69/8/1 & 70/1 to 17A1, Village : Kothrud, Taluka : Haveli, District : Pune. Pin : 411 038. WING/BLDG. NAME - 'O', 2P + 15 Floors, Total No. of TN.60, 3 BHK 26TN., 2BHK 34TN.			
Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Lower Parking (Not proposed)	100%
	b)	Upper Parking (Not proposed)	100%
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking (Ground Floor Parking)		100%
5	Number of Slabs of Super Structure (2 Parkings +15 floors)		17 Slabs completed 100%
6			No. of Flats
	a)	Internal Walls	52 86.66%
	b)	Internal Plaster- Toilets	60 100%
	c)	Internal Plaster- Flats	48 80%
	d)	Flooring within Flats/Premises	Nil 0%
	e)	Doors and Windows to each of the Flat/Premises	Nil 0%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	Nil 0%
8	Structural work only		No. of Floors
	a)	Staircases	15 Floors 100%
	b)	Lift Wells	15 Floors 100%
	c)	Lobbies at each floor connecting staircase & lift	Nil 0%
	d)	Overhead and Underground Tanks	-- 0%
9	a)	External Plumbing (No. of Ducts)	Nil 0%
	b)	External Plaster (No. of Sides)	Nil 0%
	c)	Elevation Treatment (No. of Sides)	Nil 0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Nil 0%

Date : 07/01/2020
Place : Pune

(Jagadish P. Deshpande)

..5

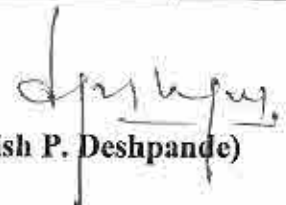


JAGADISH P. DESHPANDE
architect

..5..

10	a)	Installation of Lifts (3 Lifts - 1 Stretcher + 2 Passengers)	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	--	N.A.
	f)	Compliance to conditions of environment/CRZ NOC No. SEAC-2010/CR.727/TC.2	--	--
	g)	Finishing to entrance lobby/s	Nil	0%
	h)	Plinth Protection	--	Yes
	i)	Paving of areas appurtenant to Building/Wing	Nil	0%
	j)	Compound Wall	Nil	0%
	k)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 07/01/2020
Place : Pune


(Jagadish P. Deshpande)

..6



JAGADISH P. DESHPANDE
architect

..6..

TABLE B

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

No	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	a) Internal Roads	Yes	0%	--
	b) Footpaths	No	--	--
2	Water Supply	Yes	0%	--
3	Sewerage			
	a) Chamber	Yes	0%	--
	b) Lines	Yes	0%	--
	c) Septic Tanks	No	--	--
	d) STP	Yes	100%	--
4	Storm Water Drains	Yes	0%	--
5	Landscaping and Tree Planting	Yes	0%	--
6	Street Lighting	Yes	0%	--
7	Community Buildings	No	--	--
8	Treatment and Disposal of sewage and sullage water	Yes	0%	--
9	Solid Waste Management & Disposal	Yes	0%	--
10	Water Conservation, Rain Water Harvesting	Yes	0%	--
11	Energy Management (Solar - Water Only)	Yes	0%	--
12	Fire protection and Fire safety requirements	Yes	0%	--
13	a) Electrical meter room	Yes	0%	--
	b) Sub-station	Yes	--	Area handed over to MSEB
	c) Receiving station (Civil work completed & Unit installed)	Yes	0%	--
14	Others (Option to Add more)	--	--	--

Date : 07/01/2020
Place : Pune

(Jagadish P. Deshpande)