

**STUDIO 30 ARCHITECTS & PLANNERS**

Registered Office : Unit 010 South Block Raheja Chambers, 12 Museum Road, Bengaluru 560 001
 Tel : 91-80- 46488700 /46488703
 E-mail : rana@studio30.in vivek@studio30.in

Managing Partner : Rana Ram, B.Arch., (CCA) FIIA
 Partner : Vivek Uthaiyah, B.Arch., (BU)

Our Ref. :

Your Ref. :

Date :

FORM 1**ARCHITECT'S CERTIFICATE**Date: 31st Dec-21

To

PUNE PROJECTS LLP**501 , KENSINGTON COURT , S G PINGALE LANE****(OFF NORTH ROAD)****KOREGAON PARK , PUNE 411001**

Subject: Certificate of Percentage of Completion of Construction Work of 6 – SIX No. of Building(s)/Wing(s) of the FIRST Phase of the Real Estate Project [On going project] situated on the Plot bearing C.N. No/CTS No./Survey no. Final Plot no 9 , 10 , 11 , 12 , 13 , 14 Hissa no: **1/37 , 1/38,1/39,1/40,1/41, 1/42 , 1/43,1/44 , 1/45 & 1/46** demarcated by its boundaries (latitude and longitude of the end points) to **the NORTH - MULA MUTHA RIVER** to the **SOUTH - SY NO: 9-14** to the **EAST - SY NO: 9-14 AND** to the **WEST - 18 M ROAD AND SY NO: 9-14** of PUNE Division , MUNDHWA – KESHAVANAGAR VILLAGE , HAVELI TALUKA , PUNE DISTRICT , PIN – 411036 admeasuring that part and parcel of land comprising phase 1 (buildings defined above) of 79000 sq.mts.(total project land) area being developed by **PUNE PROJECTS LLP**

Sir,

I/ We **STUDIO 30 – Architects & Planners** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Building(s)/Wing(s) of the FIRST Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No.Survey no. Final Plot no 9 , 10 , 11 , 12 , 13 , 14 Hissa no: **1/37 , 1/38,1/39,1/40,1/41, 1/42 , 1/43,1/44 , 1/45 & 1/46** Of PUNE Division , MUNDHWA – KESHAVANAGAR VILLAGE , HAVELI TALUKA , PUNE DISTRICT , PIN – 411036 admeasuring that part and parcel of land comprising phase 1 (buildings defined above) of 79000 sq.mts.(total project land) area being developed by **PUNE PROJECTS LLP**

Following technical professionals are appointed by Owner / Promoter:

1. **STUDIO 30 – Architects & Planners** as Licensed Surveyor/Architect
2. **JW CONSULTANTS LLP** - as Structural Consultant
3. **S N JOSHI CONSULTANTS PVT LTD** as MEP Consultant
4. **CAPACITA'E INFRA PROJECTS LIMITED** as Site Supervisor
5. **RSP Design Consultants (INDIA) PVT.LTD** as Design Consultants

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 [ON GOING PROJECT] under MahaRERA is as per **Table – A** and internal & external development works herein as per **Table - B**. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table below**.

Sl. No.	Project	Phase	RERA Certificate	Tower no.	Overall % completion	Remarks (if any)
1	Purva Silversands	Phase-1	P52100007566	4,5,6,7,8,9,	78%	
2	Purva Silversands	Phase-2	P52100005377	1	49 %	



TABLE A

BUILDING/WING NUMBER 1(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	Ground floor	100%
4.	First Floor	100%
5.	21 (Twenty one) number of Slabs and Super Structure	52%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	10%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	30%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate.	0%

TABLE A

BUILDING/WING NUMBER 2(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	0
5.	21 (Twenty one) number of Slabs and Super Structure	0
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	15%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0

TABLE A

BUILDING/WING NUMBER 3(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	0
5.	21 (Twenty one) number of Slabs and Super Structure	0
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	0
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	15%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	0
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	0

TABLE A

BUILDING/WING NUMBER 4 (TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	100%
5.	21 (TWENTY ONE) number of Slabs and Super Structure	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	92%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	47%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	95%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	97%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	60%

TABLE A

BUILDING/WING NUMBER 5(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

	Tasks/Activity	Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	100%
5.	21 (TWENTY ONE) number of Slabs and Super Structure	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	81%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	37%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	70%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	95%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	56%

TABLE A

BUILDING/WING NUMBER 6(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	100%
5.	21 (TWENTY ONE) number of Slabs and Super Structure	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	49%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	59%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	40%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	23%

TABLE A

BUILDING/WING NUMBER 7(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

	Tasks/Activity	Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	3 number of Podiums	100%
4.	0 - Stilt Floor	100%
5.	21 (TWENTY ONE) number of Slabs and Super Structure	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	42%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	62%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	17%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	22%

TABLE A

BUILDING/WING NUMBER 8(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	2 number of Podiums	100%
4.	0 - Stilt Floor	100%
5.	20 (TWENTY) number of Slabs and Super Structure	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	74%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	79%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	80%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	43%

TABLE A

BUILDING/WING NUMBER 9(TO BE PREPARED SEPARATELY FOR EACH BUILDING/WING OF PROJECT)

Tasks/Activity		Percentage of Work Done
1.	Excavation	100%
2.	0 number of Basements and 1 Plinth	100%
3.	2 number of Podiums	100%
4.	0 - Stilt Floor	100%
5.	22 (Twenty two) number of Slabs and Super Structure	100%
6.	Internal Walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	65%
7.	Sanitary fittings within the Flats/Premises, Electrical fittings within the Flats/Premises	0%
8.	Staircases, lift wells, and lobbies at each floor level connecting staircases and lifts, overhead and underground water tanks	66%
9.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the building/wing	79%
10.	Installation of lifts, water pumps, fire-fighting fitting and equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance with conditions of environment/CRZ NOC, Finishing of entrance lobby(ies), plinth protection, paving of areas appurtenant to building/wing, Compound wall, Other requirements as may be required to obtain Occupation Certificate or Completion Certificate	32%

TABLE- B

INTERNAL & EXTERNAL DEVELOPMENT WORKS IN RESPECT OF THE ENTIRE REGISTERED PHASE

	Common Areas, Facilities & Amenities	Proposed (Y/N)	Percentage of Work Done	Details
1.	Internal Roads and Footpaths	Y	60%	
2.	Water Supply	Y		
3.	Sewerage (Chamber lines, Septic Tank, STP)	Y	50%	
4.	Storm Water Drains	Y	80%	
5.	Landscaping & Tree Planting	Y	0%	
6.	Street Lighting	Y	0%	
7.	Community Buildings	Y	95%	
8.	Treatment and disposal of sewage and sullage water	Y	0%	
9.	Solid waste management and disposal	Y	0%	
10.	Water conservation and Rain Water Harvesting	Y	40%	
11.	Energy management	Y	0%	
12.	Fire protection and Fire safety requirements	Y	85%	
13.	Electrical meter room, sub-station and receiving station	Y	5%	
14.	Others (at the discretion of architect and as may be needed)		NIL	

Yours Faithfully



AR. RANA RAM
COA Registration No. CA / 89 / 12572

