

LANDMARK PLANNERS

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DATE : 03.11.2020
REF.NO: 169/RERA/3

FORM 1 ARCHITECT'S CERTIFICATE

To,
NG RATHI ENTERPRISES
283 Shukrawar Peth, Prestige Point,
1st Floor, Office No 1.
Pune -411002.

Subject: Certificate of Percentage of Completion of Construction Work of **Wing A & Wing B** of the project **URBANO** [MahaRERA Registration Number **P52100006449**] situated on the plot bearing C.T.S. No. / Survey No. / Final Plot No **Gat No.1069 (P)** demarcated by its boundaries (latitude and longitude of The ends points) to the North adjacent Gat No.1070 & 1071 to the **South adjacent Gat No. 1068**, to The **East adjacent Gat No. 1069(P)** to the **West adjacent Gat No. 1071** of Division **Pune Village: Wagholi**, Tal: **Haveli**, District: **Pune** PIN: **412207** admeasuring **8800.00 Sq mts.** area being developed By **NG RATHI ENTERPRISES**.

Sir,

I Ar. Deepesh P. Bhurat (Landmark Planners), have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion 85.78% As on 30.09.2020 of Construction Work of the **A & B** Building(s)/Wing(s) of the **URBANO** , Phase of the Project situated on the Plot bearing C.N.No./CTS. No./ Survey no./Final Plot No. **Gat No. 1069 (P)** of Division **Pune Village: Wagholi**, Tal: **Haveli**, District: **Pune** PIN: **412207** admeasuring **8800.00 Sq mts.** area being developed by **NG RATHI ENTERPRISES**.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s/Shri/Smt. Landmark Planners as L.S Architect;
 - (ii) M/s/Shri/Smt. Spectrum Consultants as Structural Consultants;
 - (iii) M/s/Shri/Smt. Mahesh Deshpande as MEP Consultants;
 - (iv) M/s/Shri/Smt.Mahesh Abhang as Site Supervisor.

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 **P52100006449** 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: 'A' Wing

Sr. No.	Tasks / Activity	Percentage of Work
		30.09.2020
1.	Excavation	100%
2.	1 Number of Plinth	100%
3.	Number of Podiums	NA
4.	Stilt Floor	100%
5.	11 number of Super Structure	100%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	50 %
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	100%
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	100%



Table A: 'B' Wing

Sr. No.	Tasks / Activity	Percentage of Work 30.09.2020
1.	Excavation	100%
2.	1 Number of Plinth	100%
3.	Number of Podiums	NA
4.	Stilt Floor	100%
5.	11 number of Super Structure	20 %
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5 %
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 %

TABLE- B**Internal & External Development Works in Respect of the entire Registered Phase**

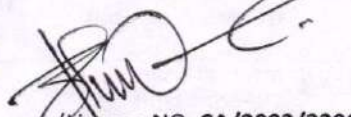
S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	50%	
2.	Water Supply	Yes	50%	



3.	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	50%	
4.	Storm Water Drains	Yes	80%	
5.	Landscaping &Tree Planting	Yes	0	
6.	Street Lighting	Yes	50%	
7.	Community Buildings	Yes	15%	
8.	Treatment and disposal of sewage and sluge water	Yes	80%	
9.	Solid Waste management & Disposal	Yes	0	
10.	Water conservation, Rain water harvesting	Yes	50%	
11.	Energy management	Yes	0	
12.	Fire protection and fire safety	Yes	75%	
13.	Electrical meter room, sub-station,	Yes	20%	
14.	Others (Option to Add more)			



Yours Faithfully
Ar. Deepesh P. Bhurat


(License NO: CA/2003/32060)

