

Annexure E

FORM 4

(See Regulation 3)

ARCHITECT'S CERTIFICATE

(To be issued on completion of Registered Project)

Date: 16 Dec 2023

To,
Mr.Pandharinath Tukaram Pathare,
Mr.Bapusaheb Tukaram Pathare,
Mr.Pandharinath Tukaram Pathare HUF,
S.No.8/3+9/1/1 (P), 9/1/19(P) Tukaram Nagar,
Kharadi- 411014.

Subject: Certificate of Completion of Construction Work of 'Velstand Phase 2- Formerly Kul Scapes' Having MahaRERA Registration Number **P52100005825** being developed by [Mr.Pandharinath Tukaram Pathare, Mr.Bapusaheb Tukaram Pathare, & Mr.Pandharinath Tukaram Pathare HUF].

Sir,

I Ar. Vikas Achalkar have undertaken assignment as Architect/Licensed Surveyor of Certifying of Completion of Construction Work of the 'Velstand Phase 2- Formerly Kul Scapes' having MahaRERA Registration Number **P52100005825** being developed by [Mr.Pandharinath Tukaram Pathare, Mr.Bapusaheb Tukaram Pathare, & Mr.Pandharinath Tukaram Pathare HUF].

I hereby certify that, on basic of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of 'Velstand Phase 2- Formerly Kul Scapes' has been completed in all aspects and is fit for occupancy for which it has been erected/ re- erected/ constructed and enlarged. Further, the following Occupancy Certificates/ Completion have been granted

SR.N O.	Occupancy Certificate No.	Layout/Building / Wing No.	Date	Floors Configuration	Local Planning Authority
1.	OCC/0944/23 (PART)	A Type –Complete Building	15.12.2023	B+GR.+22 FL	Pune Municipal Corporation.
2.	OCC/0944/23 (PART)	B Type –Complete Building	15.12.2023	B+GR.+22 FL	Pune Municipal Corporation.

I certify that the 'Velstand Phase 2- Formerly Kul Scapes' having MahaRERA Registration Number **P52100005825** is complete in all aspects as per agreement of sale.

Agreed and Accepted By

S.B. Pathare

Mr.Pandharinath Tukaram Pathare,
Mr.Bapusaheb Tukaram Pathare,
Mr.Pandharinath Tukaram Pathare HUF
'Velstand Phase 2- Formerly Kul Scapes'
Date – 16 Dec 2023.



Yours Faithfully,

AR. VIKAS ACHALKAR
Registration no. CA/94/17606

Disclaimer: This information is issued by M/S. Vikas Achalkar Associates, a firm through its proprietor Ar. Vikas Achalkar on request of promoter & Developers as mentioned above. This report is prepared by the company on the reports submitted by the subordinates, documents & information provided by promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Company or the Architect is no way concerned with the issues or disputes if any arising out of the information provide, except the facts given in the report on the technical knowledge and expertise of the Architect. While every effort to check the documents of Building mentioned in this report, is done, provided with no warranties whether expressed, statutory or implied. The information and the matter in this report are given in reliance of the oral or written report /documents / information received from client or his representative / M/S Vikas Achalkar Associates and its staff shall not be held responsible for errors performed by client or his representative / subordinate and shall not be involved in any dispute arising out of this report. The building name / number or the flat name / number is as per the latest sanction plan which is subject to change on the Client's discretion. These details are based on action plans. Any changes done on site are not incorporated.



पुणे महानगरपालिका

बांधकाम विकास विभाग शिवाजीनगर, पुणे-४११ ००५



APPENDIX H

PART OCCUPANCY CERTIFICATE

OCC No. : OCC/0944/23

Date : 15/12/2023

PUNE MUNICIPAL CORPORATION	CASE NO.	KRD/0019/10	OCN NO.	OCN/1073/23 / 26/10/2023	CC NO.	CC/0447/21 / 02/06/2021
	SITE DETAILS					
	PETH/T.P. SCHEME	Kharadi		SURVEY NO.	8/3 + 9/1/1(P) + 9/1/19 (P)	
	VILLAGE	Kharadi		FINAL PLOT NO		
	SOCIETY			PLOT NO.		
	C.T.S.NO			HISSA NO.		

To,

1. Owner: MR. SURENDRA B. PATHARE
2. Architect : VIKAS A ACHALKAR

Sir,

The PART development work / erection re-erection / or alteration in of building / part on the above mentioned site is completed under the supervision of VIKAS A ACHALKAR Architect License No.(CA/94/17606) may be occupied on the following conditions.

- 1 Wing - A
- 2 Basement - Full Parking.
- 3 Ground Floor - Full Parking.
- 4 1st Floor - Full Parking.
- 5 2nd Floor - Full Parking.
- 6 4th Floor - Flat No. 401, 402, 403, 404 = 04 Flats.
- 7 5th Floor - Flat No. 501, 502, 503, 504 = 04 Flats.
- 8 6th Floor - Flat No. 601, 602, 603, 604 = 04 Flats.
- 9 7th Floor - Flat No. 701, 702, 703, 704, = 04 Flats.
- 10 8th Floor - Flat No. 801, 802, 803, 804, Refuge Area = 04 Flats & Refuge Area.
- 11 9th Floor - Flat No. 901, 902, 903, 904 = 04 Flats.
- 12 10th Floor - Flat No. 1001, 1002, 1003, 1004 = 04 Flats.
- 13 11th Floor - Flat No. 1101, 1102, 1103, 1104 = 04 Flats.
- 14 12th Floor - Flat No. 1201, 1202, 1203, 1204 = 04 Flats.
- 15 13th Floor - Flat No. 1301, 1302, 1303, 1304, Refuge Area = 04 Flats & Refuge Area.
- 16 14th Floor - Flat No. 1401, 1402, 1403, 1404 = 04 Flats.
- 17 15th Floor - Flat No. 1501, 1502, 1503, 1504 = 04 Flats.
- 18 16th Floor - Flat No. 1601, 1602, 1603, 1604 = 04 Flats.
- 19 17th Floor - Flat No. 1701, 1702, 1703, 1704 = 04 Flats.
- 20 18th Floor - Flat No. 1801, 1802, 1803, 1804, Refuge Area = 04 Flats & Refuge Area.
- 21 19th Floor - Flat No. 1901, 1902, 1903, 1904 = 04 Flats.
- 22 20th Floor - Flat No. 2001, 2002, 2003, 2004 = 04 Flats.

- 23 21st Floor – Flat No. 2101, 2102, 2103, 2104 = 04 Flats.
 24 22nd Floor – Flat No. 2201, 2202, 2203, 2204 = 04 Flats.
 25 Total 76 Flats for Wing A with Parking, 08th Floor, 13th Floor & 18th Floor Refuge Area.
 26 Wing - B
 27 6th Floor – Flat No. 601, 602, 603, 604 = 04 Flats.
 28 7th Floor – Flat No. 701, 702, 703, 704, = 04 Flats.
 29 8th Floor – Flat No. 801, 802, 803, 804, Refuge Area = 04 Flats & Refuge Area.
 30 9th Floor – Flat No. 901, 902, 903, 904 = 04 Flats.
 31 10th Floor – Flat No. 1001, 1002, 1003, 1004 = 04 Flats.
 32 11th Floor – Flat No. 1101, 1102, 1103, 1104 = 04 Flats.
 33 12th Floor – Flat No. 1201, 1202, 1203, 1204 = 04 Flats.
 34 13th Floor – Flat No. 1301, 1302, 1303, 1304, Refuge Area = 04 Flats & Refuge Area.
 35 14th Floor – Flat No. 1401, 1402, 1403, 1404 = 04 Flats.
 36 15th Floor – Flat No. 1501, 1502, 1503, 1504 = 04 Flats.
 37 16th Floor – Flat No. 1601, 1602, 1603, 1604 = 04 Flats.
 38 17th Floor – Flat No. 1701, 1702, 1703, 1704 = 04 Flats.
 39 18th Floor – Flat No. Refuge Area, 1802, 1803, 1804 = 03 Flats & Refuge Area.
 40 19th Floor – Flat No. 1901, 1902, 1903, 1904 = 04 Flats.
 41 20th Floor – Flat No. 2001, 2002, 2003, 2004 = 04 Flats.
 42 21st Floor – Flat No. 2101, 2102, 2103, 2104 = 04 Flats.
 43 22nd Floor – Flat No. 2201, 2202, 2203, 2204 = 04 Flats.
 44 Total 67 Flats for Wing B with Parking, 08th Floor, 13th Floor & 18th Floor Refuge Area.
 45 Total 143 Flats Including Parking, with Wing A & Wing B.



A set of certified completion plans is returned herewith.
Enclosed : As above.
Office Stamp

OFFICE OF THE PUNE MUNICIPAL CORPORATION
Letter No. OCC/0944/23 Date : 15/12/2023

PART OCCUPATION GRANTED



Signature valid

Digitally signed by PUNKAJJ
PRAKASH DONDEY
Date: 2023.12.14/12:32 IST
Reason: BPD
Location: Pune Municipal Corporation

Punkajj Prakash Dondey

कनिष्ठ/शाखा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Signature valid

Digitally signed by AJIT BHURA
SURVE
Date: 2023.12.14/12:07:12 IST
Reason: BPD
Location: Pune Municipal Corporation

Ajit Surve

उप अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका

Signature valid

Digitally signed by AJIT BHURA
SURVE
Date: 2023.12.14/12:07:20 IST
Reason: BPD
Location: Pune Municipal Corporation

AJIT Surve

कार्यकारी अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका



अट- भविष्यात मान्य नकाशाखेरीज
कोणतीही बांधकामे (उदा. मार्जिनल अंतरावर
व टेरेसवर शेड, पार्टीशन वॉल, कमरा
नेट लावून पार्किंग बंदीस्त करणे
केल्यास कोणतीही पूर्वसुचना न देता सदरची
संपूर्ण अनधिकृत बांधकाम पाडण्यात येईल.
व त्यासाठी येणारा खर्च फ्लॅट धारक/मालक
यांकडून वसूल करण्यात येईल.