



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 of the project Hillview Residency [MahaRERA Registration Number _____] situated on the land bearing S. No. 69/5B/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 of the project "Hillview Residency", situated on the land bearing S. No. 69/5B/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.

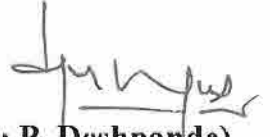
1. As informed by the Owner / Promoter following technical professionals are appointed:

- (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 of the aforesaid Real Estate Project "Hillview Residency", I certify that as on the date of this certificate, the Percentage of Work done for Wings/Buildings N & O of the Real Estate Project as registered vide number _____ under MahaRERA is as per "Table A" enclosed herewith. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in "Table B".

Date : 16/12/2017

Place : Pune


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Regn.No. CA-84/8318

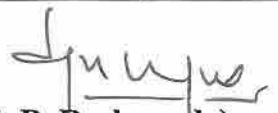


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WINGS/BUILDING 'N'			TABLE A	
PROJECT - HILLVIEW RESIDENCY, S. No. 69/5B/2, 69/8/1 & 70/1 to 17A1, Village : Kothrud, Taluka : Haveli, District : Pune. Pin : 411 038. WING/BLDG. NAME - 'N', 2P + 15 Floors, Total No. of TN.60, 3 BHK 26TN., 2BHK 34TN.				
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)		2 Slab completed	12%
6			No. of Flats	
	a)	Internal Walls	Nil	0%
	b)	Internal Plaster- Toilets	Nil	0%
	c)	Internal Plaster– Flats	Nil	0%
	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	Nil	0%
	b)	Lift Wells	Nil	0%
	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%

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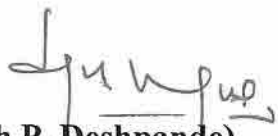
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10	a)	Installation of Lifts (3 Lifts - 1 Stretcher + 2 Passengers)	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical 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	--	--
Total				--
Taxes + Transportation				--
Total Amt. Incl. of Taxes + Transport				--

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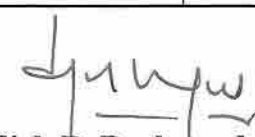
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WINGS/BUILDING 'O'			TABLE A	
PROJECT - HILLVIEW RESIDENCY, S. No. 69/5B/2, 69/8/1 & 70/1 to 17A1, Village : Kothrud, Taluka : Haveli, District : Pune. Pin : 411 038. WING/BLDG. NAME - 'O', 2P + 15 Floors, Total No. of TN.60, 3 BHK 26TN., 2BHK 34TN.				
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)		2 Slab completed	12%
6			No. of Flats	
	a)	Internal Walls	Nil	0%
	b)	Internal Plaster- Toilets	Nil	0%
	c)	Internal Plaster- Flats	Nil	0%
	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	Nil	0%
	b)	Lift Wells	Nil	0%
	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%

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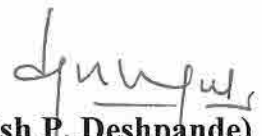


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	f)	Compliance to conditions of environment/CRZ NOC No. SEAC-2010/CR.727/TC.2	--	--
	g)	Finishing to entrance lobby/s	Nil	0%
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	k)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--
Total				--
Taxes + Transportation				--
Total Amt. Incl. of Taxes + Transport				--

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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)	--	--	--

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