



SWAPNEEL J. 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
MR. JAYESH R. JAIN,
M/s. Yashvastu Developers, Ahinsa Apartment,
2nd Floor, Lane No. 2, Prabhat Road,
Deccan Gymkhana, Pune - 411 004.

Subject: Certificate of Percentage of Completion of Construction Work of Wings/Buildings 'A' & 'B' of Phase I of the project "PARKLAND", [MahaRERA Registration Number _____] situated on the land bearing parts of S. Nos. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C and parts of C.T.S. Nos. 809, 873, 881, demarcated by its boundaries (18°31'24.32"N, 73°54'10.53"E to the North, 18°31'21.10"N, 73°54'11.11"E to the South, 18°31'21.99"N, 73°54'19.33"E to the East, 18°31'22.55"N, 73°54'4.57"E to the West of Division.), Village: Ghorpadi, Taluka : Haveli, District : Pune, Pin.: 411 049, admeasuring 5471.96 Sq.mts. (Proportionate Plot area for Mentioned Buildings/Wings) being developed by M/s. Yashvastu Developers.

Sir,

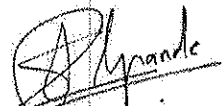
I, Ar. Swapneel J. Deshpande have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of Wings/Buildings 'A' & 'B' of Phase I of the project "PARKLAND", situated on the land bearing parts of S. Nos. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C and parts of C.T.S. Nos. 809, 873, 881, Village: Ghorpadi, Taluka : Haveli, District : Pune, Pin.: 411 049, admeasuring 5471.96 Sq.mts. (Proportionate Plot area for Mentioned Buildings/Wings) being developed by M/s. Yashvastu Developers.

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

- (i) Shri. Swapneel J. Deshpande as Architect.
- (ii) M/s. JW Consultant LLP as Structural Consultants.
- (iii) M/s. Consolidated Consultant as MEP Consultants.
- (iv) Shri. Amar Pandita (Fidesto Projects Private Limited) as Site Supervisor.

Based on Site Inspection, with respect to Wings/Buildings 'A' & 'B' of Phase I of the aforesaid Real Estate Project "PARKLAND", I certify that, as on the date of this certificate, the Percentage of Work done of Wings/Buildings 'A' & 'B' of Phase I 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 :- 26/07/2017
Place :- Pune


(Swapneel J. Deshpande)
Regn. No. CA-2005/35074

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WING/BUILDING 'A'		TABLE A	
PROJECT - "PARKLAND" at parts of S. Nos. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C and parts of C.T.S. Nos. 809, 873, 881, Village: Ghorpadi, Taluka : Haveli, District: Pune, Pin.: 411 049.			
WING/BLDG. NAME- 'A', Ground + Stilt 1 + Stilt 2 + 12 Floors, Total No. of TN. 70, 2 BHK (Type 1) - 24 TN., 2 BHK (Type 2) - 24 TN., 3 BHK - 22 TN.			
Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth	100%
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking (Ground + Stilt 1 + Stilt 2)		100%
5	Number of Slabs of Super Structure - 15 Slabs proposed (Ground + Stilt 1 + Stilt 2 + 12 Floors)		12 Slabs (G+S+S+9 Flrs.) 80%
6			No. of Flats
	a)	Internal Walls up to 6 th floors	35 50%
	b)	Internal Plaster- Toilets up to 6 th floors	35 50%
	c)	Internal Plaster- Flats 2 BHK Flats	2 3%
	d)	Flooring within Flats/Premises 2 BHK Flats	2 3%
	e)	Doors and Windows to each of the Flat/Premises 2 BHK Flats	2 3%
7			No. of Floors / Flats
	a)	Sanitary Fittings within Flats/Premises 2 BHK Flats	2 Flats 3%
	b)	Electrical Fittings within Flats/Premises 2 BHK Flats	2 Flats 3%
8	Structural work only		No. of Floors
	a)	Staircases	G+S+S+9 Flrs. 80%
	b)	Lift Wells	G+S+S+9 Flrs. 80%
	c)	Lobbies at each floor connecting staircase & lift	G+S+S+9 Flrs. 80%
	d)	Overhead and Underground Tanks	Nil 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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10	a)	Installation of Lifts	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	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall (Unfinished)	4 Sides	80%
	l)	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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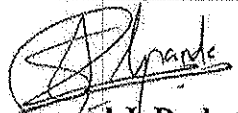
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WING/BUILDING 'B'		TABLE A	
PROJECT - "PARKLAND" at parts of S. Nos. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C and parts of C.T.S. Nos. 809, 873, 881, Village: Ghorpadi, Taluka : Haveli, District: Pune, Pin.: 411 049.			
WING/BLDG. NAME- 'B', Ground + Stilt 1 + Stilt 2 + 12 Floors, Total No. of TN. 70, 2 BHK (Type 1) - 24 TN., 2 BHK (Type 2) - 24 TN., 3 BHK - 22 TN.			
Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth	100%
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking (Ground + Stilt 1 + Stilt 2)		100%
5	Number of Slabs of Super Structure - 15 Slabs proposed (Ground + Stilt 1 + Stilt 2 + 12 Floors)		13 Slabs (G+S+S+10 Flrs.) 86%
6			No. of Flats
	a)	Internal Walls up to 7 th floors	41 58%
	b)	Internal Plaster- Toilets up to 6 th floors	35 50%
	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 / Flats
	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	G+S+S+10 Flrs. 86%
	b)	Lift Wells	G+S+S+10 Flrs. 86%
	c)	Lobbies at each floor connecting staircase & lift	G+S+S+10 Flrs. 86%
	d)	Overhead and Underground Tanks	Nil 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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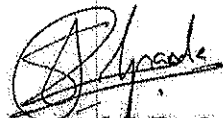
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10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall (Unfinished)	4 Sides	80%
	l)	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

No	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	a) Internal Roads	Yes	0%	---
	b) Footpaths	Yes	0%	---
2	Water Supply	Yes	0%	---
3	Sewerage			
	a) Chamber	Yes	0%	---
	b) Lines	Yes	0%	---
	c) Septic Tanks	No	---	---
	d) STP	Yes	0%	---
4	Storm Water Drains	Yes	0%	---
5	Landscaping and Tree Planting	Yes	0%	---
6	Street Lighting	Yes	0%	---
7	Community Buildings	--	--	---
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%	Recharge pits proposed
11	Energy Management	Yes	0%	---
12	Fire protection and Fire safety requirements	Yes	0%	As per fire norms
13	a) Electrical meter room	Yes	0%	---
	b) Sub-station	Yes	0%	---
	c) Receiving station	Yes	0%	---
14	Others	---	--	---
	a) Open Parking	No	--	---
	b) Covered Parking	Yes	20%	Structural work of parking slabs

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