

Sanjeev Bhosale
B.Arch., A.I.I.A., A.I.I.V.

SPOT
CONSULTANTS
Architect, Interior Designer
& Govt. Regd. Valuer

ARCHITECT'S CERTIFICATE

Date : 24-07-2017

To,
M/S. Goldfinger Kataria Urban Developments,
Pune.

Subject : Certificate of Percentage of Completion of Construction Work of Wing 'A,B,C,D,E Wing & Commercial building' of the Project [MahaRERA Registration Number] situated on the Plot bearing at S.no. 48/4 to 10, C.T.S. No. 2359, 2395 & 2396(P), Rahatani, Pune demarcated by its boundaries (Lat:18° 36' 25"N Lon:073° 47' 05"E to the North-East), (Lat:18° 36' 25"N Lon:073° 47' 02"W to the North-West), (Lat:18° 36' 21"S Lon:073° 47' 06"E to the South-East corner), (Lat:18° 36' 20"S Lon:073° 47' 03"W to the South-West corner) of Division Pune, Village Rahatani, Taluka Haveli, District Pune, PIN-411017 ad measuring 12700 sq.mts. area being developed by M/S. Goldfinger Kataria Urban Developments.

Sir,
We Spot Consultants (Ar. Sanjeev Bhosale) have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the A,B,C,D,E Wing & Commercial building of the Project, situated on the plot bearing S.no. 48/4 to 10, C.T.S. No. 2359, 2395 & 2396(P), Rahatani, of Division Pune, Village Rahatani, Taluka Haveli, District Pune, PIN-411017 admeasuring 12700 sq.mts. area being developed by M/S. Goldfinger Kataria Urban Developments.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s Spot Consultants (Shri Ar. Sanjeev Bhosale) as L.S. / Architect ;
- (ii) Mr. Satish Marathe as Structural Consultant
- (iii) Shri. Rajesh Mulchandani as Site Supervisor
- (iv) MEP Consultants -

- 1. Landscape consultant - Ar. Aditi Navgire
- 2. Electrical Consultant - Siddhivinayak Electrical Consultants
- 3. Plumbing Consultant - Vishwanath Gharal
- 4. Environmental Consultant - Envicon Consultants

Based on Site Inspection, with respect to each of the Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Wing 'A,B,C,D,E Wing



& Commercial building' of the Real Estate Project as registered vide number BP/Rahatani/74/ 2013 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

Wing 'A'

Sr. No.	Tasks /Activity	Percentage of work done
1.	Excavation	100
2.	1 number of Basement(s) and Plinth	100
3.	1 number of Podiums	100
4.	Stilt Floor (Parking)	100
5.	13 number of Slabs of Super Structure	100
6.	Internal Walls, Internal Plaster, Flooring 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.	100
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

Wing 'B'

Sr. No.	Tasks /Activity	Percentage of work done
11.	Excavation	100
12.	1 number of Basement(s) and Plinth	100
13.	1 number of Podiums	100
14.	Stilt Floor (Parking)	100

15.	<u>13</u> number of Slabs of Super Structure	100
16.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Windows to each of the Flat / Premises.	100
17.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	100
18.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100
19.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing..	100
20.	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

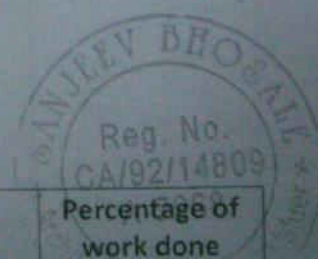
Wing 'C'

Sr. No.	Tasks /Activity	Percentage of work done
21.	Excavation	100
22.	<u>1</u> number of Basement(s) and Plinth	100
23.	<u>1</u> number of Podiums	100
24.	Stilt Floor (Parking)	100
25.	<u>13</u> number of Slabs of Super Structure	100
26.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Windows to each of the Flat / Premises.	100
27.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	100
28.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	100
29.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing..	100
30.	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

Wing 'D'

Sr. No.	Tasks /Activity	Percentage of work done
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31.	Excavation	
32.	<u>1</u> number of Basement(s) and Plinth	100
33.	<u>1</u> number of Podiums	100
34.	Stilt Floor (Parking)	80
35.	<u>13</u> number of Slabs of Super Structure	100
36.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Windows to each of the Flat / Premises.	15
37.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	5
38.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
39.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing..	15
40.	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-A

Wing 'E'

Sr. No.	Tasks /Activity	Percentage of work done
41.	Excavation	100
42.	<u>1</u> number of Basement(s) and Plinth	100
43.	<u>1</u> number of Podiums	80
44.	Stilt Floor (Parking)	100
45.	<u>13</u> number of Slabs of Super Structure	100
46.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Windows to each of the Flat / Premises.	15
47.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	5
48.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
49.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing..	15
50.	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-A

Commercial Building

Sr. No.	Tasks /Activity	Percentage of work done
51.	Excavation	0
52.	<u>1</u> number of Basement(s) and Plinth	0
53.	<u>NA</u> number of Podiums	0
54.	Stilt Floor (Parking)	0
55.	<u>5</u> number of Slabs of Super Structure	0
56.	Internal Walls, Internal Plaster, Flooring within Flats / Premises, Doors and Windows to each of the Flat / Premises.	0
57.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises.	0
58.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
59.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing..	0
60.	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



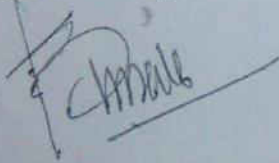
TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1)	Internal Roads & Footpaths	YES	75	Provided, but to be completed
2)	Water Supply	YES	60	Provided, but to be completed
3)	Sewerage (chamber, lines, Septic Tank ,STP)	YES	60	Provided, but to be completed
4)	Storm Water Drains	YES	60	Provided, but to be completed
5)	Landscaping & Tree	YES	80	Provided, but to be

	Planting.			completed
6)	Street Lighting	YES	75	Provided, but to be completed
7)	Community Buildings	YES	100	Provided, but to be completed
8)	Treatment and disposal of sewage and sullage water	YES	60	Provided, but to be completed
9)	Solid Waste management & Disposal	YES	0	Provided, but to be completed
10)	Water conservation & Rain water harvesting	YES	60	Provided, but to be completed
11)	Energy management	YES	60	Provided, but to be completed
12)	Fire protection and fire safety requirements	YES	60	Provided, but to be completed
13)	Electrical meter room, sub-station, receiving station	YES	60	Provided, but to be completed
14)	Others (Option to Add more)	NO	0	NA

Yours Faithfully,



AR. SANJEEV BHOSALE
(Regd. No. CA/92/14809)

