



MKDM
STUDIO PRIVATE LIMITED

ARCHITECT'S CERTIFICATE

Date: 10.04.2023

To

Kolte Patil Developers Ltd.

Project: ALORA (Redevelopment of Golden Pebbles CHSL)

2nd Floor, City Point,
Dhole Patil Road,
Pune – 411001.

Subject : Certificate of Percentage of Completion of Construction Work of 5 Wings of the Project ALORA [MahaRERA Registration Number-P51800049048] situated on the Plot bearing CTS Nos. 5653A, 5657A, 5779, 5788, 5784, 5785, 5797 and 5798 of Village Kolekalyan, Santacruz (East), H/E Ward, Mumbai 400098, admeasuring 5440 sq. mts. Area, being developed by Kolte Patil Developers Ltd.

Sir,

I, the undersigned, Ar. Dipti Kulkarni Director of MKDM Studio Pvt. Ltd., have undertaken assignment as an Architectural Designing consultant and certifying Percentage of Completion of Construction Work of the 5 wings situated on the plot bearing CTS Nos. 5653A, 5657A, 5779, 5788, 5784, 5785, 5797 and 5798 of Village Kolekalyan, Santacruz (East), H/E Ward, Mumbai 400098, admeasuring 5440 sq. mts. Area, being developed by Kolte Patil Developers Ltd.

Following technical professionals are appointed by Owner / Promoter: -

- I. Ar. Dipti Kulkarni of MKDM Studio Pvt. Ltd. as Design Architect;
- II. Ar. Mandar V. Kelkar as Licensed Surveyor
- III. Mr. Achyut Watve of JW LLP as Structural Engineer
- IV. Mr. Rohit Uchil of M/s. Integrated Technical Services.
- V. Mr. Ramanand Vasekar as Site Supervisor

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 each of the

Architecture
Urban Planning
Project Management
Interior

CIN NO. :
U45200PN2017PTC170078

Regd. Address :
301, Winona Apartment,
3rd Floor,
Behind Ranka Jewellers,
Karve Raod, Erandwane,
Pune : 411004.

Phone :
+91 20 2952 0463

Email :
info@mkdm.co.in

Web:
www.mkdmstudio.com



Wing of the Real Estate Project as registered vide number P51800049048 under MahaRERA is as per **Table A** herein below. The percentage of the work done executed with respect to each of the activity of the entire phase is in **Table B**.

Table A

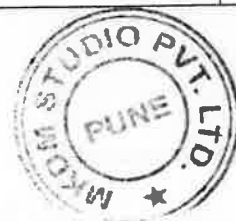
Wing A (2 basement + Stilt/Ground + 1st to 9th Floor Residential)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0
2	2 number of Basement(s)	0
3	0 number of Podiums	NA
4	1 number Stilt Floor	0
5	10 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
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 A

Wing B (2 basement + Stilt/Ground + 1st to 9th Floor Residential)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0
2	2 number of Basement(s)	0
3	0 number of Podiums	NA



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4	1 number Stilt Floor	0
5	10 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
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 A

Wing C (2 basement + Stilt/Ground + 1st to 9th and 10th (pt.) Floor Residential)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	30
2	2 number of Basement(s)	0
3	0 number of Podiums	NA
4	1 number Stilt Floor	0
5	11 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0



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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



Signature

Table AWing D (2 basement + Stilt/Ground + 1st to 8th Floor Residential)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	40
2	2 number of Basement(s)	0
3	0 number of Podiums	NA
4	1 number Stilt Floor	0
5	9 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
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 AWing E (2 basement + Stilt/Ground + 1st to 9th Floor Residential)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	40
2	2 number of Basement(s)	0
3	0 number of Podiums	NA
4	1 number Stilt Floor	0
5	10 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
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

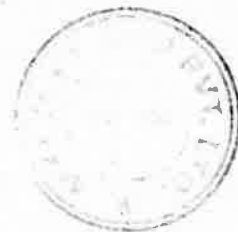




TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0	Internal roads in Trimix / Paver blocks / tiles
2	Water Supply	Yes	0	Preconstruction in Water tankers & Post Construction by MCGM water supply
3	Sewerage (chamber, lines)	Yes	0	As per design & drawing of consultant
4	Storm Water Drains	Yes	0	As per design & drawing of consultant
5	Landscaping & Tree planting	Yes	0	As per design & drawing of consultant
6	Street Lighting	Yes	0	As per design & drawing of consultant
7	Electrical meter room, sub-station, receiving station	Yes (Meter room)	0	As per design & drawing of consultant
8	Aggregate area of recreational open space	Yes (1033.81 sq.m.)	0	
9	Open Parking	Yes	0	5 nos.
10	Community Buildings	No		
11	Solid Waste management & Disposal	Yes	0	As per design & drawing of consultant
12	Water conservation, Rain water harvesting	Yes	0	As per design & drawing of consultant
13	Energy management	Yes	0	As per design & drawing of consultant



14	Fire protection and fire safety requirements	Yes	0	As per provisional Fire NOC received from Fire Dept.
15	Treatment and disposal of sewage and sullage water	Yes	0	As per design & drawing of consultant
16	Others	Yes (Fitness center)	0	As per design & drawing of consultant

Yours Faithfully
Agreed and Accepted by:

Authorized signatory
Ar. Dipti Kulkarni
(Architect Registration No -
CA - 2007 - 39562)

Date: 10.04.2023

**Niren
Chaudhary**

Digitally signed by Niren
Chaudhary
Date: 2023.04.11
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For Kolte Patil Developers Ltd.
(Niren Chaudhary - Project Director)

Date: 11 | 04 | 2023



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