

FORM 1
ARCHITECT'S CERTIFICATE

Ref No. RERA/Unique Spaces/07-21/166

Date : 23.07.2021

To
The Unique AMS Spaces LLP,
B - 38, Ashwini Housing Society,
Mumbai Pune Road, Pune - 411005.

Subject : Certificate of Percentage of Completion of Construction Work of 3 Buildings (A1, A2 & E) of the K Town, Phase - 1 of the Project [MahaRERA Registration Number P52100028608] situated on the plot bearing S. No. 39(p), demarcated by its (latitude and longitude of the end points) 18° 66'68.68" N; 73° 72' 99.20" E to the North 18° 66'52.21"N ; 73° 72'89.33" E to the South 18° 66'59.81"N ; 73° 72'99.03" E to the East 18° 66'65.35"N ; 73° 72'90.86" E to the West of Division Pune, village Kiwale, Taluka Haveli, District Pune, PIN 412101, of total plot area for entire development admeasuring 41387.00 sq. mts. area being developed by Mr.Dilip Vijay Sahasrabudhe, Mrs. Shubhada Vijay Sahasrabudhe through Unique AMS Spaces LLP Partner Mr. Sumit Subhash Tayal (PAH)

Sir,

I/ We Solespace have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work of 3 Buildings (A1, A2 & E) of the K Town, phase 3, of the Project, situated on the plot bearing S. No. 39(p), of Division Pune, village Kiwale, Taluka Haveli, District Pune, PIN 412101, of total plot area for entire development admeasuring 41387.00 sq. mts. area being developed by Mr.Dilip Vijay Sahasrabudhe, Mrs. Shubhada Vijay Sahasrabudhe through Unique AMS Spaces LLP Partner Mr. Sumit Subhash Tayal (PAH)

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

- (i) M/s. Solespace as Liaisoning Architect
- (ii) M/s. Cicom Consultants as Structural Consultant
- (iii) M/s. Skyline MEP Consultants as MEP Consultant
- (iv) Shri Yunus Nagnur as Site Supervisor

Based on Site Inspection, with respect to each of the Building/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 building/Wing of the Real Estate Project as registered vide number (P52100028608) 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.

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Table A
Building A1

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	0%
3	Number of Podiums	NA
4	Stilt Floor	0%
5	19 Number of Slabs of Super Structure	0%
6	a) Internal walls	0%
	b) Internal Plaster,	0%
	c) Floorings within Flats/Premises,	0%
	d) Doors and Windows to each of the Flat/Premises	0%
7	a) Sanitary Fittings within the Flat/Premises,	0%
	b) Electrical Fittings within the Flat/Premises	0%
8	a) Staircase, lift well & lobbies	0%
	b) Overhead water tank and lift m/c room	0%
	c) Underground Water Tanks	0%
9	a) External plumbing	0%
	b) External plaster	0%
	c) Completion of terraces with waterproofing of the Building/Wing.	0%
10	a) Installation of lifts,	0%
	b) Water pumps,	0%
	c) Fire Fighting Fittings and Equipment as per CFO NOC,	0%
	d) Electrical fittings to Common Areas,	0%
	e) Compliance to conditions of environment /CRZ NOC,	0%
	f) Finishing to entrance lobby's,	0%
	g) plinth protection, paving of areas appurtenant to Building/Wing	0%
	h) Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0%



Table A
Building A2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	0%
3	Number of Podiums	NA
4	Stilt Floor	0%
5	19 Number of Slabs of Super Structure	0%
6	a) Internal walls	0%
	b) Internal Plaster,	0%
	c) Floorings within Flats/Premises,	0%
	d) Doors and Windows to each of the Flat/Premises	0%
7	a) Sanitary Fittings within the Flat/Premises,	0%
	b) Electrical Fittings within the Flat/Premises	0%
8	d) Staircase, lift well & lobbies	0%
	e) Overhead water tank and lift m/c room	0%
	f) Underground Water Tanks	0%
9	a) External plumbing	0%
	b) External plaster	0%
	c) Completion of terraces with waterproofing of the Building/Wing.	0%
10	a) Installation of lifts,	0%
	b) Water pumps,	0%
	c) Fire Fighting Fittings and Equipment as per CFO NOC,	0%
	d) Electrical fittings to Common Areas,	0%
	e) Compliance to conditions of environment /CRZ NOC,	0%
	f) Finishing to entrance lobby's,	0%
	g) plinth protection, paving of areas appurtenant to Building/Wing	0%
	h) Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0%



Table A
Building E

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	Number of Basement(s) and Plinth	NA
3	Number of Podiums	NA
4	Stilt Floor	0%
5	13 Number of Slabs of Super Structure	0%
6	a) Internal walls	0%
	b) Internal Plaster,	0%
	c) Floorings within Flats/Premises,	0%
	d) Doors and Windows to each of the Flat/Premises	0%
7	a) Sanitary Fittings within the Flat/Premises,	0%
	b) Electrical Fittings within the Flat/Premises	0%
8	g) Staircase, lift well & lobbies	0%
	h) Overhead water tank and lift m/c room	0%
	i) Underground Water Tanks	0%
9	a) External plumbing	0%
	b) External plaster	0%
	c) Completion of terraces with waterproofing of the Building/Wing,	0%
10	a) Installation of lifts,	0%
	b) Water pumps,	0%
	c) Fire Fighting Fittings and Equipment as per CFO NOC,	0%
	d) Electrical fittings to Common Areas,	0%
	e) Compliance to conditions of environment /CRZ NOC,	0%
	f) Finishing to entrance lobby's,	0%
	g) plinth protection, paving of areas appurtenant to Building/Wing	0%
	h) Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate.	0%


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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	a) Internal Roads	No	-	-
	b) Footpath's	No	-	
	c) Only Drive way	Yes	0%	
2.	Water Supply	Yes	0%	As remark mentioned in water NOC
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	As remark mentioned in Drainage NOC
4.	Storm Water Drains	Yes	0%	As remark mentioned in water NOC
5.	Landscaping & Tree Planting	Yes	0%	As remark mentioned in Garden NOC
6.	Campus Lighting	Yes	0%	As per Consultants drawings
7.	Community Buildings (Club House)	Yes	0%	-
8.	Treatment and disposal of sewage and sullage water	Yes	0%	As remark mention in drainage NOC
9.	Solid Waste management & disposal	Yes	0%	-
10.	Water conservation, rain water harvesting	Yes	0%	As per EC & MPCB norms
11.	Energy Management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	As remark mentioned in Fire NOC
13.	Electrical meter room, sub-station, receiving station	Yes	0%	As per MSEDCL norms

Yours Faithfully

Signature & Name

(M/S. SOLESPACE, AR. SHASHANK PHADKE) of L.S./ Architect

Licence No:- CA/92/14807