

FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

Date:- 30.12.2022

To,

M/s. Raviraj Realty Developers LLP.

**Address of Promoter: 1 to 5, Millenium Star,
Dhole Patil Road,
Pune - 411001 T: +91-20-26164436/37/38**

Subject: Certificate of Percentage of Completion of Construction Work of ONE RESIDENCY (Phase 1) at S.no 1/20, & 1/21, Village - Ambegaon Khurd, Taluka - Haveli, Pune 411046 , having MahaRERA Registration Number P52100047267 (Only Applicable after Project Registration) being developed by M/s. Raviraj Realty Developers LLP.

Sir,

I/ We **Walhekar & Associates** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **ONE RESIDENCY** Phase -I having MahaRERA Registration Number **P52100047267** (Only applicable after project Registration, being developed by **M/s. Raviraj Realty Developers LLP.**

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 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

Building –Residential Building A Phase 1- One Residency, Ambegaon.

Sr.No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	0%
2	2number of Basement(s) and Plinth (Ground floor)	0%
3	17Number of Slabs of Super Structure	0%
4	Internal walls, internal Plaster, Floorings within Shops/ Premises, Doors and Windows to each of Shops/ Premises	0%
5	Sanitary Fittings within the Shops / Premises, Electrical Fittings within the Shops/ Premises	0%
6	Staircases, Lifts wells and lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
7	The external Plumbing and external plaster, elevation, completion of terraces with waterproofing of Building/ Wing	0%
8	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%

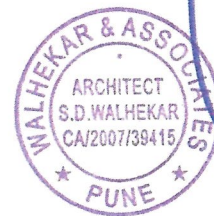


TABLE-B

Internal & External Development Works in Respect of the entire (One Residency, Ambegaon)

Sr.No.	Common areas and facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	Internal Road &Footpaths	YES	-	As per Consultants drawing
2	Water supply	Yes	-	As Remark mentioned in water NOC
3	Sewerage (chamber, Lines, septic Tank,)	Yes	-	As Remark mentioned in Drainage NOC
4	Storm Water Drains	Yes	-	As Remark mentioned in water NOC
5	Landscaping & Tree Planting	Yes	-	As Remark mentioned in Garden NOC
6	Street Lighting	Yes	-	As per Consultants drawing
7	Community Buildings	Yes	-	
8	Treatment and disposal of sewage and sullage water	Yes	-	As per Consultants drawing
9	Solid waste Management and Disposal	Yes	-	as per MPCB norms
10	Water conservation, Rain water Harvesting	Yes	-	as per MPCB norms
11	Energy Management	Yes	-	
12	Fire protection and fire safety requirements	Yes	-	As remark mentioned in Fire NOC
13	Electrical meter room, Sub-station, receiving station	Yes	-	As Per MSEDCL norms
14	Others (Option to Add more)	-	-	-

Yours Faithfully

Ar. S. D. WALHEKAR (License No.CA / 2007 / 39415)

(Walhekar & Associates)



Agreed and Accepted by:

Signature of Promoter

Name:

(For M/s. Raviraj Realty Developers LLP.)

