

21 July 2017

To

M/s. The Guardian Promoters & Developers Pvt.Ltd.
101/102, 1st floor, Chintamani Pride, Kothrud,
Pune-411038.

Subject: Certificate of Percentage of Completion of Construction Work of 03 No. of Building _Wing -A, C&D of the CITYSCAPES Phase -1 Project [MahaRERA Registration Number] situated on the Plot bearing On. S. No. 115/3/1 & 115/2/2 F.P.NO.542E, PARVATI Sinhagad road, Pune Pin-411009 demarcated by its boundaries [NORTH-18° 49' 13.21" N:73° 83' 03.36"], [EAST-18° 48' 96.34" N:73° 83' 12.97"], [SOUTH-18° 48' 99.19" N:73° 83' 17.22"], [WEST-18° 56' 75.28" N:73° 95' 16.58"] of West Division: Pune, village: Pune, taluka: Haveli, District: Pune, PIN -411009, admeasuring 9585.17 sq.mts out of 20234.00 sq.mts. area being developed by[Guardian Promoters & Developers Pvt.Ltd.]

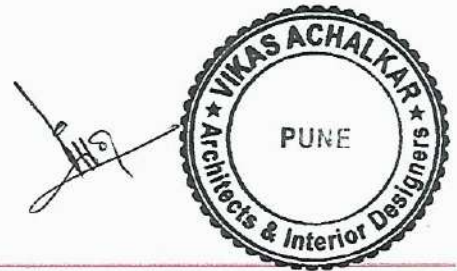
Sir,

I/ We Ar. Vikas Achalkar have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Building- -A, C&D of the Project, CITYSCAPES Phase -1 situated on the S. No. 115/3/1 & 115/2/2 F.P.NO.542E, Parvati Sinhagad road, Pune Pin-411009 admeasuring 9585.17 sq.mts. out of 20234.00 sq.mts area being developed by [Guardian Promoters & Developers Pvt.Ltd]

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

- (i) Ar. Vikas Achalkar as Architect
- (ii) M/s Spectrum Consultants LLP as Structural Consultant
- (iii) M/s ACE Consultant, S.S. Zopate Electrical Consultant as MEP Consultant.
- (iv) Eng. Milind Gaikwad as Site Supervisor
- (v) M/s Suman Shilp consultant as Landscape consultant

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 _____ 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
Building -A**

S.No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	100%
2	0 number of Basement(s) and 1 Plinth	0%
3	0 number of Podiums	NA
4	Stilt Floor	0%
5	0 out of 13 Number of Slabs of Super Structure	0%
6	Internal walls, internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of 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 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
Building -C**

S.No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	0%
2	0 number of Basement(s) and 1 Plinth	0%
3	0 number of Podiums	NA
4	Stilt Floor	0%
5	0 out of 11 Number of Slabs of Super Structure	0%
6	Internal walls, internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of 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 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%

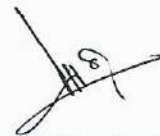



Table A
Building -D

S.No.	Tasks/ Activity	Percentage of Work Done
1	Excavation	100%
2	0 number of Basement(s) and 1 Plinth	0%
3	0 number of Podiums	NA
4	Stilt Floor	0%
5	0 out of 24 Number of Slabs of Super Structure	0%
6	Internal walls, internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of 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 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%

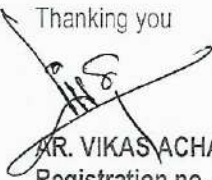



TABLE-B

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

S.No.	Common areas and facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	Internal Roads in Paver Blocks
2	Water supply	Yes	0%	Preconstruction in Water Tankers & Post construction by PCMC water Supply
3	Sewerage (chamber, Lines, septic Tank, STP)	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	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water	Yes	0%	STP capacity 95 KLD
9	Solid waste Management and Disposal	Yes	0%	As per design & drawing of consultant
10	Water conservation, Rain water Harvesting	Yes	0%	As per design & drawing of consultant
11	Energy Management	No	0%	
12	Fire protection and fire safety requirements	Yes	0%	As per provisional Fire NOC received from Fire Dept.
13	Electrical meter room, Sub-station, receiving station	Yes	0%	As per sanctioned electrical load from MSEDCL & consultant drawings.
14	Others (Option to Add more)			

Thanking you


AR. VIKAS ACHALKAR
Registration no. CA/94/17606

Disclaimer: This information is issued by M/S. Vikas Achalkar Associates, a firm through its proprietor Ar. Vikas Achalkar on request of promoter & Developers as mentioned above. This report is prepared by the company on the reports submitted by the subordinates, documents & information provided by promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Company or the Architect is no way concerned with the issues or disputes if any arising out of the information provide, except the facts given in the report on the technical knowledge and expertise of the Architect. While every effort to check the documents of Building mentioned in this report, is done, provided with no warranties whether expressed, statutory or implied. The information and the matter in this report are given in reliance of the oral or written report /documents / information received from client or his representative / M/S Vikas Achalkar Associates and its staff shall not be held responsible for errors performed by client or his representative / subordinate and shall not be involved in any dispute arising out of this report. The building name / number or the flat name / number is as per the latest sanction plan which is subject to change on the Client's discretion. These details are based on action plans. Any changes done on site are not incorporated.

