

## FORM 1

### ARCHITECT'S CERTIFICATE

Date : 19/07/2017

To

M/S Nucon Builders,  
Flat No 101, Diamond Park Society ,  
Netaji chowk, Ulhasnagar- 421004

**Subject : Certificate of Percentage of Completion of Construction Work of 6 No. of Building(s) A3,A2,D,A1,B1,A0 Wing(s) of the ongoing Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing Survey no 135(P) , H. No.2/2A/1, 1+3A/1B, 1+3A/2, 1+3B, 2/2B at Hadapsar demarcated by its boundaries ( 18°31'20.80"N and 73°56'1.64"E) 24mtr road to the North, S.No 135 ( P ) to the South, Odha Nala to the East, Mundhwa Hadapsar road to the West of Division Pune, village Hadapsar, taluka Haveli, District Pune PIN 411028 admeasuring 13794.00 sq.mts. area being developed by M/s. Nucon Builders.**

Sir,

I Avinash Nawathe have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of 6 No. Buildings **A3,A2,D,A1,B1,A0 wings** of the ongoing phase of the Project, situated on the plot bearing S.No **135(P)**, H.No. **2/2A/1, 1+3A/1B, 1+3A/2, 1+3B, 2/2B at Hadapsar** of Division Pune village **Hadapsar** taluka **Haveli** District, **Pune** PIN 411028 admeasuring **13794.00** sq.mts. area being developed by M/S Nucon Builders

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

- (i) M/s Avinash Nawathe Architects as Architect ;
- (ii) M/s J+W Consultants LLP \_ as Structural Consultant
- (iii) M/s Mclin consultants Pvt Ltd as MEP Consultant
- (iv) Mr. Salim A. Shaikh 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 \_\_\_\_\_ 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.



ANA, 7<sup>th</sup> Floor, Mantri Sterling, Behind Manikchand Galleria,  
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**Table A**

**Wing A3**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | 1no. of Basement(s) and Plinth One                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 3       | Number of Podiums No                                                                                                                                                                                                                                                                                                                                                                                                  | No                      |
| 4       | Stilt Floor One                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5       | Number of Slabs of Super Structure 12                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 6       | Internal Walls, Internal Plaster, Floorings 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 A2**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | 0 no. of Basement(s) and Plinth One                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 3       | Number of Podiums No                                                                                                                                                                                                                                                                                                                                                                                                  | No                      |
| 4       | Stilt Floor One                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5       | Number of Slabs of Super Structure 12                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 6       | Internal Walls, Internal Plaster, Floorings 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 D**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | 2 no. of Basement(s) and Plinth One                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 3       | Number of Podiums No                                                                                                                                                                                                                                                                                                                                                                                                  | No                      |
| 4       | Stilt Floor One                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5       | Number of Slabs of Super Structure 4 +Loft                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 6       | Internal Walls, Internal Plaster, Floorings 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 A1**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | 0 no. of Basement(s) and Plinth One                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 3       | Number of Podiums No                                                                                                                                                                                                                                                                                                                                                                                                  | No                      |
| 4       | Stilt Floor One                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5       | Number of Slabs of Super Structure 12                                                                                                                                                                                                                                                                                                                                                                                 | 75%                     |
| 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                                                                                                                                                                                                                                                                                         | 20%                     |
| 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 B1**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | 0 no. of Basement(s) and Plinth One                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 3       | Number of Podiums No                                                                                                                                                                                                                                                                                                                                                                                                  | No                      |
| 4       | Stilt Floor One                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5       | Number of Slabs of Super Structure 12 th                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 6       | Internal Walls, Internal Plaster, Floorings within flats/premises, Doors and windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                     | 20%                     |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/ Premises                                                                                                                                                                                                                                                                                                                             | 10%                     |
| 8       | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                         | 20%                     |
| 9       | The External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                 | 40%                     |
| 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 A0**

| Sr. No. | Task/Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                            | 100%                    |
| 2       | 0 no.of Basement(s) and Plinth One                                                                                                                                                                                                                                                                                                                                                                                    | 100%                    |
| 3       | Number of Podiums No                                                                                                                                                                                                                                                                                                                                                                                                  | No                      |
| 4       | Stilt Floor One                                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5       | Number of Slabs of Super Structure 12                                                                                                                                                                                                                                                                                                                                                                                 | 40%                     |
| 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. | <u>Common Areas and Facilities, Amenities</u>         | Proposed (Yes/No) | Percentage of Work done | Details                   |
|---------|-------------------------------------------------------|-------------------|-------------------------|---------------------------|
| 1       | Internal Roads & Footpaths                            | No                | -                       | -                         |
| 2       | Water Supply                                          | Yes               | 50%                     | P.M.C. Connection         |
| 3       | Sewerage (chamber, Lines, Septic Tank, STP)           | Yes               | 100%                    | S.T.P.                    |
| 4       | Storm Water Drains                                    | YES               | 50%                     |                           |
| 5       | Landscaping & Tree Planting                           | Yes               | 25%                     |                           |
| 6       | Street Lighting                                       | Yes               | 30%                     |                           |
| 7       | Community Buildings Club house                        | Yes               | 0%                      | Club house                |
| 8       | Treatment and disposal of sewage and Sullage Water    | No                | -                       | -                         |
| 9       | Solid Waste Management and Disposal                   | Yes               | 0%                      | OWC Mechanism             |
| 10      | Water Conservation, Rain Water harvesting             | Yes               | 50%                     | Recharge Pit              |
| 11      | Energy management                                     | Yes               | 20%                     | Solar panel for hot water |
| 12      | Fire Protection and Fire safety requirements          | Yes               | 50%                     | F.H.C. Sprinkler System   |
| 13      | Electrical Meter Room, Sub Station, Receiving station | Yes               | 50%                     | Meter Room,sub station    |
| 14      | Others (option to add more)                           | No                | -                       | -                         |

Yours Faithfully

  
**FOR AVINASH NAWATHE**  
Architect (License No. CA/89/11974)

