



JAGADISH P. DESHPANDE
architect

**FORM 1
ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To

**Snowflower Properties Private Limited,
S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Kondhwa BK., Pune.**

**Subject : Certificate of Percentage of Completion of Construction Work of
'Residential Wings I, J, K, L, M, N & O' Phase 2 out of the project "Three
Jewels", [MahaRERA Registration Number P52100006160] being developed
by 'Snowflower Properties Private Limited'.**

Sir,

I, Ar. Jagadish P. Deshpande have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of 'Residential Wings I, J, K, L, M, N & O' Phase 2 out of the project "Three Jewels" having [MahaRERA Registration Number P52100006160] being developed by 'Snowflower Properties Private Limited'.

Based on Site Inspection, with respect to 'Residential Wings I, J, K, L, M, N & O' Phase 2 of the aforesaid Real Estate Project "Three Jewels", that, as on date of this certificate, the Percentage of Construction Work done of 'Residential Wings I, J, K, L, M, N & O' Phase 2 of the Real Estate Project as registered vide number P52100006160 under MahaRERA is as per "Table A" enclosed herewith. The percentage of the development works executed with respect to each of the activity of the entire phase is detailed in "Table B".

(Jagadish P. Deshpande)

Date : 01/10/2022

Place : Pune

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TABLE A

WING - RESIDENTIAL WING 'I', PHASE 2

PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.
WING. NAME - "RESIDENTIAL WING I, PHASE 2, 2 Parkings + 15 Floors,
Total No. of TN. 90, 2.5 BHK - 30 Nos., 2 BHK - 60 Nos.

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1	90%
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (2 Parkings + 15 Floors)		16 out of 17 Slab 94%
6			Completed work of No. of Flats
	a)	Internal Walls	84 flats 93%
	b)	Internal Plaster- Toilets	39 flats 43%
	c)	Internal Plaster- Flats	34 flats 37%
	d)	Flooring within Flats/Premises	Nil 0%
	e)	Doors and Windows to each of the Flat/Premises	Nil 0%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	Nil 0%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 14 th Floor 94%
	b)	Lift Wells	Upto 14 th Floor 94%
	c)	Lobbies at each floor connecting staircase & lift	Upto 14 th Floor 94%
	d)	Overhead and Underground Tanks	Nil 0%
9	a)	External Plumbing (No. of Ducts)	Nil 0%
	b)	External Plaster (2 No. of Sides)	Upto 14 th Floor 46%
	c)	Elevation Treatment (No. of Sides)	Nil 0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Nil 0%

Date : 01/10/2022

Place : Pune

(Jagadish R. Deshpande)



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10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	Nil	0%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

(Jagadish P. Deshpande)

Date : 01/10/2022

Place : Pune

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TABLE A

WING - RESIDENTIAL WING 'J', PHASE 2

**PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.
WING. NAME - RESIDENTIAL WING 'J', PHASE 2, 2 Parkings + 16 Floors,
Total No. of TN. 94, 2 BHK - 94 Nos.**

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1	70%
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (2 Parkings + 16 Floors)		16 out of 18 Slab 88%
6			Completed work of No. of Flats
	a)	Internal Walls	82 Flats 87%
	b)	Internal Plaster- Toilets	82 Flats 87%
	c)	Internal Plaster- Flats	76 Flats 80%
	d)	Flooring within Flats/Premises	2 Flats 2%
	e)	Doors and Windows to each of the Flat/Premises	1 Flat 1%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	Nil 0%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 15 th Floor 88%
	b)	Lift Wells	Upto 15 th Floor 88%
	c)	Lobbies at each floor connecting staircase & lift	Upto 15 th Floor 88%
	d)	Overhead and Underground Tanks	Nil 0%
9	a)	External Plumbing (No. of Ducts)	Nil 0%
	b)	External Plaster (No. of 4 Sides)	Upto 14 th Floor 87%
	c)	Elevation Treatment (No. of Sides)	Nil 0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto 1 st Floor 6%

Date : 01/10/2022

Place : Pune


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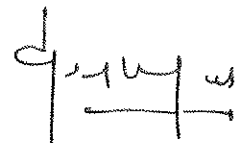


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10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	Nil	0%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	1 Side	33%
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Date : 01/10/2022
Place : Pune


(Jagadish P. Deshpande)



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TABLE A

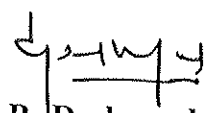
WING - RESIDENTIAL WING 'K', PHASE 2

**PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.
WING. NAME - RESIDENTIAL WING 'K', PHASE 2, Parking + 16 Floors,
Total No. of TN. 94, 2 BHK - 94 Nos.**

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (Parking + 16 Floors)		14 out of 17 Slab 82%
6			Completed work of No. of Flats
	a)	Internal Walls	76 Flats 80%
	b)	Internal Plaster- Toilets	76 Flats 80%
	c)	Internal Plaster- Flats	24 Flats 25%
	d)	Flooring within Flats/Premises	Nil 0%
	e)	Doors and Windows to each of the Flat/Premises	Nil 0%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	Nil 0%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 13 th Floor 82%
	b)	Lift Wells	Upto 13 th Floor 82%
	c)	Lobbies at each floor connecting staircase & lift	Upto 13 th Floor 82%
	d)	Overhead and Underground Tanks	Nil 0%
9	a)	External Plumbing (No. of Ducts)	Nil 0%
	b)	External Plaster (2 No. of Sides)	Upto 13 th Floor 40%
	c)	Elevation Treatment (No. of Sides)	Nil 0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Nil 0%

Date : 01/10/2022

Place : Pune


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10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	2 Side	100%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 01/10/2022

Place : Pune

(Jagadish P. Deshpande)

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TABLE A

WING - RESIDENTIAL WING 'L', PHASE 2

PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),

Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.

WING. NAME - RESIDENTIAL WING 'L', PHASE 2, 2 Parkings + 16 Floors,

Total No. of TN. 94, 2 BHK - 94 Nos.

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1	75%
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (2 Parkings + 16 Floors)		16 out of 18 Slab 88%
6			Completed work of No. of Flats
	a)	Internal Walls	84 Flats 89%
	b)	Internal Plaster- Toilets	84 Flats 89%
	c)	Internal Plaster- Flats	84 Flats 89%
	d)	Flooring within Flats/Premises	84 Flats 89%
	e)	Doors to each of the Flat/Premises	84 Flats 89%
	f)	Windows to each of the Flat/Premises	84 Flats 89%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	84 Flats 89%
	b)	Electrical Fittings within Flats/Premises	84 Flats 89%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 14 th Floor 88%
	b)	Lift Wells	Upto 14 th Floor 88%
	c)	Lobbies at each floor connecting staircase & lift	Upto 14 th Floor 88%
	d)	Overhead and Underground Tanks	Overhead done 75%
9	a)	External Plumbing (No. of 7 Ducts)	Upto 14 th Floor 87%
	b)	External Plaster (No. of 4 Sides)	Upto 14 th Floor 87%
	c)	Elevation Treatment (No. of Sides)	Upto 14 th Floor 87%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto 14 th Floor 82%

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Date : 01/10/2022

Place : Pune

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10	a)	Installation of Lifts	3 out of 3 Lifts	100%
	b)	Water Pumps	--	87%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	--	87%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Upto 14 th Floor	87%
	e)	Electro- Mechanical Equipment	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Upto 14 th Floor	87%
	h)	Finishing to entrance lobby/s (No. of Floors)	--	80%
	i)	Plinth Protection	--	100%
	j)	Paving of areas appurtenant to Building/Wing	--	100%
	k)	Compound Wall	2 Side	100%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

(Jagadish P. Deshpande)

Date : 01/10/2022
Place : Pune

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TABLE A

WING - RESIDENTIAL WING 'M', PHASE 2

PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.
WING. NAME - RESIDENTIAL WING 'M', PHASE 2, Parking + 16 Floors,
Total No. of TN. 94, 3 BHK - 64 Nos., 2 BHK - 30 Nos.

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (Parking + 16 Floors)		15 out of 17 Slab 88%
6			Completed work of No. of Flats
	a)	Internal Walls	84 Flats 89%
	b)	Internal Plaster- Toilets	84 Flats 89%
	c)	Internal Plaster- Flats	84 Flats 89%
	d)	Flooring within Flats/	84 Flats 89%
	e)	Doors and Windows to each of the Flat/Premises	84 Flats 89%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	84 Flats 89%
	b)	Electrical Fittings within Flats/Premises	84 Flats 89%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 14 th Floor 88%
	b)	Lift Wells	Upto 14 th Floor 88%
	c)	Lobbies at each floor connecting staircase & lift	Upto 14 th Floor 88%
	d)	Overhead and Underground Tanks	-- 75%
9	a)	External Plumbing (No. of 9 Ducts)	Upto 14 th Floor 87%
	b)	External Plaster (No. of 4 Sides)	Upto 14 th Floor 90%
	c)	Elevation Treatment (No. of Sides)	Upto 14 th Floor 87%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto 14 th Floor 82%

Date : 01/10/2022

Place : Pune

(Jagadish P. Deshpande)

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10	a)	Installation of Lifts	3 out of 3 Lifts	100%
	b)	Water Pumps	--	87%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	--	87%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Upto 14 th Floor	87%
	e)	Electro- Mechanical Equipment	--	100%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Upto 14 th Floor	87%
	h)	Finishing to entrance lobby/s (No. of Floors)	--	80%
	i)	Plinth Protection	--	100%
	j)	Paving of areas appurtenant to Building/Wing	--	100%
	k)	Compound Wall	2 Side	100%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 01/10/2022

Place : Pune

(Jagadish P. Deshpande)

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TABLE A

WING - RESIDENTIAL WING 'N', PHASE 2

**PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.**

**WING. NAME - RESIDENTIAL WING 'N', PHASE 2, Parking + 15 Floors,
Total No. of TN. 118, 2 BHK - 118 Nos.**

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (Parking + 15 Floors)		15 out of 16 Slab 93%
6			Completed work of No. of Flats
	a)	Internal Walls	112 Flats 94%
	b)	Internal Plaster- Toilets	112 Flats 94%
	c)	Internal Plaster- Flats	104 Flats 88%
	d)	Flooring within Flats/Premises	48 Flats 40%
	e)	Doors and Windows to each of the Flat/Premises	Nil 0%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	Nil 0%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 14 th Floor 93%
	b)	Lift Wells	Upto 14 th Floor 93%
	c)	Lobbies at each floor connecting staircase & lift	Upto 14 th Floor 93%
	d)	Overhead and Underground Tanks	-- 75%
9	a)	External Plumbing (6 No. of Ducts)	Upto 14 th Floor 90%
	b)	External Plaster (No. of 4 Side)	Upto 14 th Floor 90%
	c)	Elevation Treatment (No. of Sides)	-- 0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto 13 th Floor 81%

Date : 01/10/2022

Place : Pune

(Jagadish P. Deshpande)

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10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC (Only Pipe Work)	Upto 8 th Floor	26%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	Nil	0%
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	2 Side	100%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

(Jagadish P. Deshpande)

Date : 01/10/2022

Place : Pune

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TABLE A

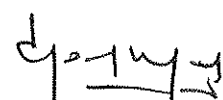
WING - RESIDENTIAL WING 'O', PHASE 2

**PROJECT - "Three Jewels" at S. No. 43 (P.), S. No. 44/1 (P), S. No. 45(P),
Village: Kondhwa BK., Taluka: Haveli, Dist.: Pune, Pin: 411 048.
WING. NAME - RESIDENTIAL WING 'O', PHASE 2, Parking + 15 Floors,
Total No. of TN. 176, 1 BHK - 176 Nos.**

Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
	c)	Plinth (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	Stilt floor Parking		100%
5	Number of Slabs of Super Structure (Parking + 15 Floors)		15 out of 16 Slab 93%
6			Completed work of No. of Flats
	a)	Internal Walls	168 Flats 95%
	b)	Internal Plaster- Toilets	168 Flats 95%
	c)	Internal Plaster- Flats	168 Flats 95%
	d)	Flooring within Flats/Premises	168 Flats 95%
	e)	Doors & Windows to each of the Flat/Premises	168 Flats 95%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	168 Flats 95%
	b)	Electrical Fittings within Flats/Premises	168 Flats 95%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 14 th Floor 93%
	b)	Lift Wells	Upto 14 th Floor 93%
	c)	Lobbies at each floor connecting staircase & lift	Upto 14 th Floor 93%
	d)	Overhead and Underground Tanks	-- 87%
9	a)	External Plumbing (8 No. of Ducts)	-- 86%
	b)	External Plaster (No. of 4 Sides)	Upto 14 th Floor 93%
	c)	Elevation Treatment (No. of Sides)	Upto 14 th Floor 93%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto 13 th Floor 81%

Date : 01/10/2022

Place : Pune


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a)	Installation of Lifts	3 out of 3 Lifts	100%
b)	Water Pumps	--	93%
c)	Fire Fighting Fittings and Equipment as per CFO NOC	--	93%
d)	Electrical Fittings to Common areas of floors (No. of Floors)	Upto 14 th Floor	93%
e)	Electro- Mechanical Equipment	Nil	0%
f)	Compliance to conditions of environment/CRZ NOC	--	--
g)	Finishing of Staircase	Upto 14 th Floor	93%
h)	Finishing to entrance lobby/s (No. of Floors)	--	80%
i)	Plinth Protection	--	100%
j)	Paving of areas appurtenant to Building/Wing	--	100%
k)	Compound Wall	2 Side	100%
l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

(Signature)

(Jagadish P. Deshpande)

Date : 01/10/2022
Place : Pune



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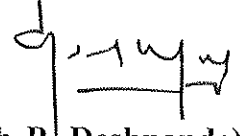
TABLE B

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

No	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	a) Internal Roads (Pathway)	Yes	75%	--
	b) Footpaths	No	--	--
2	Water Supply	Yes	80%	--
3	Sewerage			
	a) Chamber	Yes	90%	--
	b) Lines	Yes	85%	--
	c) Septic Tanks	No	--	--
	d) STP	Yes	80%	--
4	Storm Water Drains	Yes	80%	--
5	Landscaping and Tree Planting	Yes	85%	--
6	Street Lighting	Yes	65%	--
7	Community Buildings / Club House	Yes	100%	--
8	Treatment and Disposal of sewage and sullage water	Yes	60%	--
9	Solid Waste Management & Disposal	Yes	70%	--
10	Water Conservation, Rain Water Harvesting	Yes	75%	--
11	Energy Management	Yes	0%	--
12	Fire protection and Fire safety requirements	Yes	70%	--
13	a) Electrical meter room	Yes	75%	--
	b) Sub-station	Yes	75%	--
	c) Receiving station	--	--	--
14	Others (Option to Add more)	--	--	--

Date : 01/10/2022

Place : Pune


(Jagadish P. Deshpande)

Agreed and Accepted by :

'Snowflower Properties Private Limited' 