



Date: 01/04/2024

Annexure A
FORM 1
[see Regulation 3]
ARCHITECT'S CERTIFICATE

To,
M/s. Ace Global Realty,
Jhamtani House, 17/2,
Aundh-Ravet Road, Rahatani,
Pune – 411017.

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building of the project 'Ace Abode' – Wing A at S.No. 87B, 88/4, 88/10/1, 88/10/2, 88/11, 88/16/1 & 88/17+18/1, Village Kiwale, Dist. Pune. having MahaRERA Registration Number – P52100032368 is being developed by 'M/s. Ace Global Realty'.

Sir,

We VK:a architecture have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the project "Ace Global Realty"– Wing A at S. No. 87B, 88/4, 88/10/1, 88/10/2, 88/11, 88/16/1 & 88/17+18/1, Village Kiwale, Dist. Pune. having MahaRERA Registration Number- P52100032368 is being developed by 'M/s. Ace Global Realty'.

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 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the entire phase detailed Table B.



Table A

Wing A

Sr. No.	Tasks / Activity	Percentage of Actual Work done
1	Excavation	100%
2	Basement	100%
3	Podiums (If any)	75%
4	Plinth	NA
5	Stilt floor	75%
6	Slabs of super Structure	100%
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	57.6%
8	Sanitary Fittings within The Flats/Premises	0%
9	Staircases. lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	75%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing,	60%
11	Installation of Lift's. water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, electrical fittings, mechanical equipment, compliance to Conditions of environment/CRZ NOC. Finishing to entrance lobby's, plinth protection, having of areas appurtenant to Building/wing. Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other acclivities.	5%

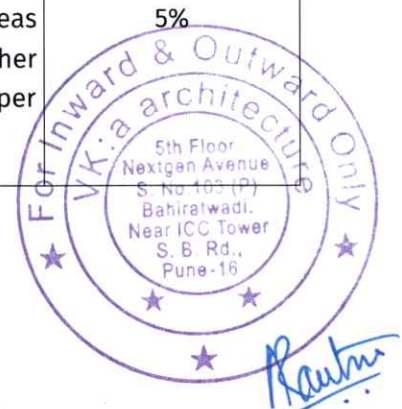


TABLE-B

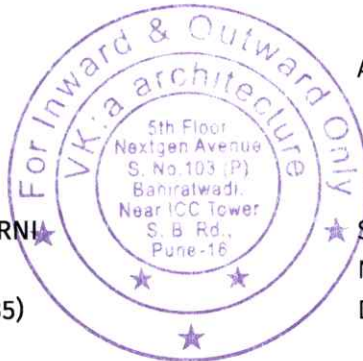
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	Yes	0%	Work yet to be started
2	Water Supply	Yes	0%	Work yet to be started
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	Work yet to be started
4	Storm Water Drains	Yes	0%	Work yet to be started
5	Landscaping & Tree planting	Yes	0%	Work yet to be started
6	Street Lighting	Yes	0%	Work yet to be started
7	Electrical meter room, sub-station, receiving station	Yes	0%	Work yet to be started
8	Aggregate area of recreational open space	Yes	0%	Work yet to be started
9	Open Parking	Yes	0%	Work yet to be started
10	Community Buildings	No		
11	Treatment and disposal of sewage and sullage water	Yes	0%	Work yet to be started
12	Solid Waste management & Disposal	Yes	0%	Work yet to be started
13	Water conservation, Rain water harvesting	Yes	0%	Work yet to be started
14	Energy management	Yes	0%	Work yet to be started
15	Fire protection and fire safety requirements	Yes	0%	Work yet to be started
16	Swimming Pool	Yes	0%	Work yet to be started
17	Sky Walk	No	0%	Work yet to be started
18	Multi-purpose court	Yes	0%	Work yet to be started
19	Lounge	Yes	0%	Work yet to be started

Yours Faithfully



AR. HRISHIKESH KULKARNI
VK:a architecture
(Reg. No. CA/2002/29235)



Agreed and Accepted By:



Signature of Promoter:
Name: 'M/s. Ace Global Realty'
Date: 01/04/2024

