

FORM 1**ARCHITECT S CERTIFICATE**

Date:- 08th Nov.2021

To,

M/s. Mangaldeep Associates & Developers,

Through Partners Mr. Chandan Nathani & Mrs. Meher Nathani,

Sr. No. 61/1 (P),

Rahatani, Pune - 411017.

Subject : Certificate of Percentage of Completion of Construction Work of **2 Buildings (A & B)** of the Project "**Vaishnave Classic**" [MahaRERA Registration Number (applied for)] situated on the **Survey No. 61/1 (P)** demarcated by its boundaries

to the North - Road width 18m,

to the South - Survey No. 61(P),

to the East - Survey No. 61(P),

to the West - Survey No. 60(P).

of Division **Pune**, Village **Rahatani**, Taluka **Haveli**, District **Pune**, PIN **411017** admeasuring **2148.90 sq.mts.** area being developed by **M/s. Mangaldeep Associates & Developers**.

Sir,

We, **M/s. Unusual Spaces (Sachin Sutar)** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **2 Buildings (A & B)** of the Project "**Vaishnave Classic**" situated on the **Survey No. 61/1 (P)** of Division **Pune**, Village **Rahatani**, Taluka **Haveli**, District **Pune**, PIN **411017** admeasuring **2148.90 sq.mts.** area being developed by **M/s. Mangaldeep Associates & Developers**.

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

(i) Shri. Hemant Parag Chopada as Structural Consultant;

(ii) M/s. RK Enterprises as MEP Consultant;

(iii) Shri. Vinod Singh as Site Supervisor.

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, we certify that as on the date of this certificate, the Percentage of Work done for each of the building of the Real Estate Project as registered *vide* number (applied for) 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**A Wing**

Sr. No.	Tasks /Activity	Percentage of work done
1.	Excavation	100 %
2.	0 Basement and 1 Plinth	100 %
3.	0 number of Podiums	NA
4.	Stilt Floor	100 %
5.	7 number of Slabs of Super Structure	100 %
6.	Internal Walls, Internal Plaster, Flooring 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 %

B Wing

Sr. No.	Tasks /Activity	Percentage of work done
1.	Excavation	100 %
2.	0 Basement and 1 Plinth	100 %
3.	0 number of Podiums	NA
4.	Stilt Floor	100 %
5.	9 number of Slabs of Super Structure	100 %
6.	Internal Walls, Internal Plaster, Flooring 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-B

Internal and 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	100%	As per Consultant
2)	Water Supply	Yes	100%	Provided
3)	Sewerage (chamber, lines, Septic Tank ,STP)	Yes	100%	Provided
4)	Storm Water Drains	Yes	100%	Provided
5)	Landscaping & Tree Planting.	Yes	100%	Provided
6)	Street Lighting	Yes	100%	As per Consultant
7)	Community Buildings	No	NA	NA
8)	Treatment and disposal of sewage and sullage water	No	NA	NA
9)	Solid Waste management & Disposal	No	NA	NA
10)	Water conservation & Rain water harvesting	Yes	100%	As per Consultant
11)	Energy management	Yes	100%	Solar Water Heating System
12)	Fire protection and fire safety requirements	Yes	100%	As per Fire NOC
13)	Electrical meter room, sub-station, receiving station	Yes	100%	As per Consultant



Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'Sutar', written over a horizontal line.

Ar. SACHIN SUTAR
CA/95/18039