

CUBIX
ARCHITECTS
ASSOCIATES

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date:16/01/2023

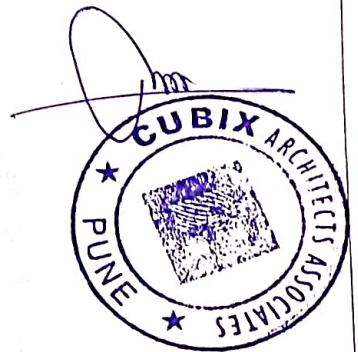
The URBAN REALTY ,
B Wing , 3rd Floor, Office No 52,53.54,
K K Market , Near Shankar Maharaj Math,
Katraj, Pune.

Subject: Certificate of Percentage of Completion of Construction Work of "**CODENAME PASSPORT**" having MahaRERA Registration Number P52100029099 being developed by **URBAN REALTY**.

Sir,

I/We **CUBIX ARCHITECTS ASSOCIATES** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the "**CODENAME PASSPORT**" having MahaRERA Registration Number **P52100029099** being developed by **URBAN REALTY**.

Based on Site Inspection, with respect to Layout/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 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.



STUDIO :

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Table A

Layout/Building/Wing Number...NA. (to be prepared separately for each Layout/Building/Wing of the Project)

Sr. No	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1	Excavation	60%
2	Basements (if any)	0%
3	Podiums (if any)	0%
4	Plinth	0%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	0%
8	Sanitary Fittings within the Flat/Premises.	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60%
11	Installation of lifts, 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, paving 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 activities.	0%

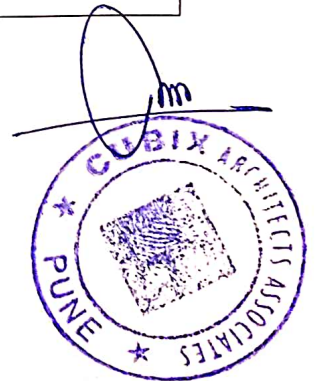
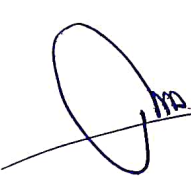



TABLE - B**Common Areas (Internal & External Development Works) in Respect of the
Registered Phase/ Project Number**

Sr. No (1)	Common areas & Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work done (As on date of the certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	YES	60%	TRIMIX CONCRETE
2.	Water Supply	YES	60%	UPVC
3.	Sewage (Chamber, lines, Septic Tank, STP)	YES	60%	RCC
4.	Storm Water Drains	NA	0%	NA
5.	Landscaping & Tree Planting	YES	60%	MISCELLANEOUS
6.	Street Lighting	YES	60%	LED
7.	Community Buildings	YES	60%	COMPOSITE
8.	Treatment & Disposal of sewage & Sullage water	NA	0%	NA
9.	Solid waste management & Disposal	NA	0%	NA
10.	Water conservation, Rain Water Harvesting	YES	60%	WELL
11.	Energy management	NA	0%	NA
12.	Fire protection and fire safety requirements	NA	0%	NA
13.	Electrical meter room, sub-station, receiving station	NA	0%	NA
14.	Others (Option to Add more)	NA	0%	NA

Yours Faithfully

Agreed and Accepted by



 AR. IMRAN SHAIKH
 (CA/2001/28514)

Signature of Promoter
Name:

Date: -