

30 Oct 2023

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Ref No. 04

Subject - Updated RERA Letter for Month Oct 2023

To,
M/S Merlin Bhingarwala Developers LLP,
Office no. 502, East Court Building,
Viman Nagar, Pune -411014.

Subject: Certificate of Percentage of Completion of Construction Work of 04 No. of Building – A, B, C & Commercial 1 of the **Merlin Elementa 2.0** Building at S.No.55/1A/1/11 to 55/1A/1/14, Tathawade, Tal-Mulshi Dist- Pune. Having MahaRERA Registration Number **P52100050199** being developed by **M/S Merlin Bhingarwala Developers LLP.**

Sir,

I Ar. Vikas Achalkar have undertaken assignment as Architect/Licensed Surveyor of Certifying Percentage of Completion of Construction Work of 04 No. of Buildings- **A, B, and C & Commercial 1** of the **Merlin Elementa 2.0** Building having MahaRERA Registration Number **P52100050199** being developed by **M/S Merlin Bhingarwala Developers LLP.**

Based on the Site Inspection, with respect to the Layout/each Building/Wing of the aforesaid Real Estate Project, I certify that as on 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 work executed with respect to each of the activity of entire Phase is detailed in Table-B.



M/S Merlin Bhingarwala Developers LLP
Merlin Elementa 2.0 - A Type
(Updated RERA Letter for Month Oct 2023)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	85%
2	2 Basement (if Any)	0%
3	Podiums (if Any)	NA
4	Plinth	0%
5	Stilt Floor	NA
6	00 Slab out of 16 of Super Structure	0%
7	Internal walls, Internals Plaster, Floorings, Doors and Windows within Flat/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	The External plumbing & external plaster, Elevation, Completion of Terraces with waterproofing of the Building/Wing	0%
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 to Agreement of Sale, Any other Activity	0%

B Type

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	85%
2	2 Basement (if Any)	0%
3	Podiums (if Any)	NA
4	Plinth	0%
5	Stilt Floor	NA
6	00 Slab out of 16 of Super Structure	0%
7	Internal walls, Internals Plaster, Floorings, Doors and Windows within Flat/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	The External plumbing & external plaster, Elevation, Completion of Terraces with waterproofing of the Building/Wing	0%
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 to Agreement of Sale, Any other Activity	0%



M/S Merlin Bhingarwala Developers LLP
Merlin Elementa 2.0 - C Type
(Updated RERA Letter for Month Oct 2023)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	85%
2	2 Basement (if Any)	0%
3	Podiums (if Any)	NA
4	Plinth	0%
5	Stilt Floor	NA
6	00 Slab out of 16 of Super Structure	0%
7	Internal walls, Internals Plaster, Floorings, Doors and Windows within Flat/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	The External plumbing & external plaster, Elevation, Completion of Terraces with waterproofing of the Building/Wing	0%
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 to Agreement of Sale, Any other Activity	0%

Commercial 1

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	85%
2	02 Basement (if Any)	0%
3	Podiums (if Any)	NA
4	Plinth	0%
5	Stilt Floor	NA
6	00 Slab out of 05 of Super Structure	0%
7	Internal walls, Internals Plaster, Floorings, Doors and Windows within Flat/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	The External plumbing & external plaster, Elevation, Completion of Terraces with waterproofing of the Building/Wing	0%
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 to Agreement of Sale, Any other Activity	0%



Table B

M/S Merlin Bhingarwala Developers LLP**Merlin Elementa 2.0**

(Updated RERA Letter for Month Oct 2023)

Common Areas (Internal & External Development works) in Respect of the entire Registered Phase/ Project number

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done (As on Date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	Yes	0%	
8.	Treatment & Disposal of Sewage and Sullage Water	Yes	0%	
9.	Solid Waste Management & Disposal	Yes	0%	
10.	Water Conservation / Rain Water Harvesting	Yes	0%	
11.	Energy Management	Yes	0%	
12.	Fire Protection & Fire Safety requirements	Yes	0%	
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	

Agreed and Accepted By

Yours Faithfully,


AR. VIKAS ACHALKAR
 Registration no. CA/94/17606
M/S Merlin Bhingarwala Developers LLP**Merlin Elementa 2.0**

Date – 30 Oct 2023.

Disclaimer: This information is issued by M/S. Vikas Achalkar Associates, a firm through its proprietor Ar. Vikas Achalkar on request of promoter & Developers as mentioned above. This report is prepared by the company on the reports submitted by the subordinates, documents & information provided by promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Company or the Architect is no way concerned with the issues or disputes if any arising out of the information provide, except the facts given in the report on the technical knowledge and expertise of the Architect. While every effort to check the documents of Building mentioned in this report, is done, provided with no warranties whether expressed, statutory or implied. The information and the matter in this report are given in reliance of the oral or written report /documents / information received from client or his representative / M/S Vikas Achalkar Associates and its staff shall not be held responsible for errors performed by client or his representative / subordinate and shall not be involved in any dispute arising out of this report. The building name / number or the flat name / number is as per the latest sanction plan which is subject to change on the Client's discretion. These details are based on action plans. Any changes done on site are not incorporated.