

VIKAS ACHALKAR

Architect

ARCHITECTS, PLANNERS

URBAN DESIGNERS

30 December 2023

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

Ref No. 05

Subject - Updated RERA Letter for Month December 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.



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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	90%
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	90%
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 Dec 2023)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	90%
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	90%
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 Dec 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,

M/S Merlin Bhingarwala Developers LLP
Merlin Elementa 2.0
Date – 30 Dec 2023.



AR. VIKAS ACHALKAR
Registration no. CA/94/17606

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