

# HIRAKSHAH ASSOCIATES

PLANNING | LIASONING | ENVIRONMENTAL ARCHITECTS

**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** : 01-04-2024

To,

M/s Unique Spaces Landmarks LLP  
B – 38, Ashwini Society,  
Pune – Mumbai Road,  
Shivajinagar, Pune – 411 005

**Subject :** Certificate of Percentage of Completion of Construction Work of Building Project 'ENVOGUE 1 – Building 'K1', 'K2' & 'M' having MahaRERA Registration Number P52100053239 being developed by M/s Unique Spaces Landmarks LLP, Pune

Sir,

I/ We Ar. Hirak Shah have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of Building Project 'ENVOGUE 1 – Building 'K1', 'K2' & 'M' having MahaRERA Registration Number P52100053239 situated on the Plot bearing S. No. 56 / 3 B, CTS. No. 1853, village Mundhwa Taluka Haveli District Pune being developed by M/s Unique Spaces Landmarks LLP, Pune

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 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 A & Table B.



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TABLE – A

**Building – ‘K1’**

(to be prepared separately for each Building /Wing of the Project)

Sr No. (1)	Tasks / Activity (2)	Percentage of actual work done (3)
1	Excavation	100 %
2	Basements (if any)	N.A.
3	Podiums (if any)	10 %
4	Plinth / Higher Ground	100 %
5	Stilt Floor / Lower Ground	30 %
6	23 number of Slabs of Super Structure	08 %
7	Internal Walls, Internal 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	External plumbing and 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 the project as per specifications in Agreement Of Sale. Any other activities	0 %

TABLE – A

**Building – ‘K2’**

(to be prepared separately for each Building /Wing of the Project)

Sr No. (1)	Tasks / Activity (2)	Percentage of actual work done (3)
1	Excavation	100 %
2	Basements (if any)	N.A.
3	Podiums (if any)	0 %
4	Plinth / Higher Ground	0 %
5	Stilt Floor / Lower Ground	0 %
6	06 number of Slabs of Super Structure	0 %
7	Internal Walls, Internal 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	External plumbing and 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 the project as per specifications in Agreement Of Sale. Any other activities	0 %



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TABLE – A

**Building – ‘M’**

(to be prepared separately for each Building /Wing of the Project)

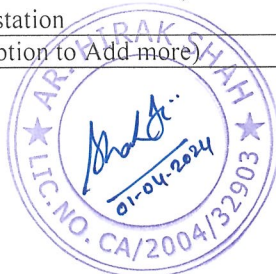
Sr No. (1)	Tasks / Activity (2)	Percentage of actual work done (3)
1	Excavation	0 %
2	Basements (if any)	0 %
3	Podiums (if any)	0 %
4	Plinth / Higher Ground	0 %
5	Stilt Floor / Lower Ground	0 %
6	07 number of Slabs of Super Structure	0 %
7	Internal Walls, Internal Plaster, Floorings, Doors and Windows 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	External plumbing and 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 the 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 No.

S.No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Work done (4)	Details (5)
1	Internal Roads & Footpaths	Y	0 %	-
2	Water Supply	Y	0 %	As per Water NOC
3	Sewerage (chamber, lines, Septic Tank, STP)	Y	0 %	As per Drainage NOC
4	Storm Water Drains	Y	0 %	As per Drainage NOC
5	Landscaping& Tree Planting	Y	0 %	As per Garden NOC
6	Street Lighting	Y	0 %	-
7	Community Buildings	Y	0 %	-
8	Treatment and disposal of sewage and sullage water	Y	0 %	As per Drainage NOC
9	Solid Waste management & Disposal	Y	0 %	-
10	Water conservation, Rain water harvesting	Y	0 %	As per MPCB norms
11	Energy management	Y	-	-
12	Fire protection and fire safety requirements	Y	0 %	As per Fire NOC
13	Electrical meter room, sub-station, receiving station	Y	0 %	As per MSEDCL norms
14	Others (Option to Add more)			-

Yours Faithfully,



Agreed & Accepted by,  
For M/s Unique Spaces Landmarks

