

LDG/RERA/21/267

Date:22.07.2021

ARCHITECT'S CERTIFICATE

To
Buildstrong Estate Realtors LLP,
156 A / 11A / 2, Green Park,
Opposite Mahindra Co.,
Pimpri, Pune – 411018.

Subject: Certificate of Percentage of Completion of for Construction Work Building of the Project **Vistara**[Maha RERA Registration Number-] situated on the Plot bearing Gat No. 1150, demarcated by its boundaries (18.673119° N latitude and 73.806284° E longitude of the end points)

North : Gat No. 1152, South : Gat No. 1149,

East : 12.00 M Wide Road, West : Gat No. 1151

Division Pune, Village Chikhali, Taluka– Haveli, District -Pune, Pin-412114,

admeasuring 2800.00 sq. mts. Area being developed by Buildstrong Estate Realtors LLP.

Sir,

I Usha Rangarajan have undertaken assignment as Architect of certifying Percentage of Completion Construction Work of Building of the Project Vistara situated on the Plot bearing Gat No. 1150, Village Chikhali, Taluka – Haveli, District Pune, PIN 412114 admeasuring 2800.00sq.mts. Area being developed by Buildstrong Estate Realtors LLP.

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

- (i) M/s Landmark Design Group as Liasoning and Design Architect.
- (ii) M/s G. A. Bhilare Consultants Pvt. Ltd as Structural Consultant.
- (iii) M/s Pushkaraj Consultancy as Plumbing Consultant.
- (iv) M/s Zopate Consultants as Electrical Consultant.
- (v) Shri. Ravi Dandime as Site Supervisor.



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 registered vide number under Maha RERA is as per table A herein below. The percentage of the work done executed with respect to each of the activity of the entire phase is in Table B.

Table A
Single Building

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1 number of Plinth	100
3	0 number of Podium	NA
4	1 Stilt Floor	100
5	10 number of Slabs of Super Structure	50
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	20
9	The external plumbing and external plaster,elevation, completion of terraces with waterproofing of the Building/Wing,	0
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	0



TABLE-B

Internal & 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	0	As per sanction drawing
2	Water Supply	Yes	0	Corporation water connection from local authority
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	STP will be as per PCMC norms and NOC.
4	Storm Water Drains	Yes	0	As per PCMC norms.
5	Landscaping & Tree planting	Yes	0	As per provisional garden NOC.
6	Street Lighting	Yes	0	Shall be completed before possession.
7	Community Buildings	No	0	NA
8	Treatment and disposal of sewage and sullage water	Yes	0	STP treated water as per PCMC norms& drainage NOC.
9	Solid Waste management & Disposal	No	0	NA
10	Water conservation, Rain water harvesting	Yes	0	As per PCMC norms.
11	Energy management	Yes	0	Solar heated water will be provided as per PCMC norms and NOC
12	Fire protection and fire safety requirements	Yes	0	As per provisional Fire NOC awarded
13	Electrical meter room, sub-station, receiving station			As per Statutory Requirements.
14	Aggregate area of recreational Open Space	Yes	0	262.05 sq.m
15	Open Parking	Yes	0	As per sanction drawing

Yours Faithfully,

Ar.USHA RANGARAJAN
(License NO -CA/90/13423)

