



**JAGADISH P. DESHPANDE**  
architect

**FORM 1**

**ARCHITECT'S CERTIFICATE**

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

**To**

**Suyog Development Corporation Unit 12 LLP.,**  
Office No. 27, Parshav Bldg.  
Sujay Garden, 12 Mukund Nagar,  
Pune-411037.

**Sub : Certificate of Percentage of Completion of Construction Work of the Building 'A' (Wings A, B, C), Phase - I out of the project "Suyog Navkaar", [MahaRERA Registration Number P52100007756] being developed by Suyog Development Corporation Unit 12 LLP.**

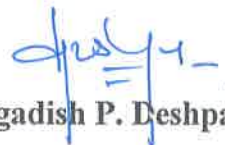
**Sir,**

**I, Ar. Jagadish P. Deshpande** have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of Building 'A' (Wings A, B, C), Phase - I out of the project "Suyog Navkaar", having **[MahaRERA Registration Number P52100007756]** being developed by **Suyog Development Corporation Unit 12 LLP.** Initially this phase was of 23 Floors for Wing A, Wing B and 22 Floors of Wing C, but now the developers vide his mail, dated 02/02/2022 has communicated to us that they will limit the height of this phase upto 21 Floors only and accordingly has requested me to issue the RERA percentage certificate. I therefore is giving this certificate of completion considering this phase of 21 Floors instead of 23 Floors of Building A - consisting of Wing A, Wing B and 22 Floors for Wing C

Based on Site Inspection, with respect to Building 'A' (Wings A, B, C), Phase - I out of the aforesaid Real Estate Project "**Suyog Navkaar**", that, as on the date of this certificate, the Percentage of Construction Work done of Building 'A' (Wings A, B, C), Phase - I of the Real Estate Project as registered vide number **P52100007756** under MahaRERA is as per "Table A" enclosed herewith. The percentage of the development works executed with respect to each of the activity of the entire phase is detailed in "Table B".

**Date : 04/01/2023**

**Place : Pune**

  
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| TABLE A                                                                                                                                                                                                                                                                             |                                                                                                                         |                                           |                                                                             |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------|------------------------------|
| PROJECT - "Suyog Navkaar" C.T.S. No. 36/1 + 37/1 + 38, F.P. No. 394 + 395A, TPS-III, S.No. 514/1, 513A/1, 513B/1 at Village: Gultekdi, Taluka: Haveli, District: Pune Pin 411048                                                                                                    |                                                                                                                         |                                           |                                                                             |                              |
| Bldg. NAME - Building 'A', (Wing A, B, C), Phase - I-Basement + Ground Floor Shops + Mezzanine Floor + 6 Parking + Podium + 21 Floors sanctioned Total No. of TN. 131, 5 BHK - 22 TN.,4 BHK - 44 TN., 3 BHK - 65 TN., 12 Showroom, 4 Shops, 2 Office& 1 Store Room = Total 150 Nos. |                                                                                                                         |                                           |                                                                             |                              |
| Sr. No.                                                                                                                                                                                                                                                                             | Tasks/Activity                                                                                                          |                                           |                                                                             | Percentage of Work completed |
| 1                                                                                                                                                                                                                                                                                   | Excavation                                                                                                              |                                           |                                                                             | 100%                         |
| 2                                                                                                                                                                                                                                                                                   | a)                                                                                                                      | Basement 1 Nos                            |                                                                             | 100%                         |
|                                                                                                                                                                                                                                                                                     | b)                                                                                                                      | Plinth                                    |                                                                             | 100%                         |
| 3                                                                                                                                                                                                                                                                                   | a)                                                                                                                      | Podium 1                                  |                                                                             | 100%                         |
|                                                                                                                                                                                                                                                                                     | b)                                                                                                                      | Podium 2 (Not proposed)                   |                                                                             | N.A.                         |
| 4                                                                                                                                                                                                                                                                                   | Ground Floor                                                                                                            |                                           |                                                                             | 100%                         |
| 5                                                                                                                                                                                                                                                                                   | Number of Slabs of Super Structure<br>[1 Nos. Basement + Ground Floor + Mezzanine Floor +Podium + 6 Parking + 21 Floors |                                           | Wing 'A' 31 Slab,                                                           | 100%                         |
|                                                                                                                                                                                                                                                                                     |                                                                                                                         |                                           | Wing 'B' 31 Slab,                                                           | 100%                         |
|                                                                                                                                                                                                                                                                                     |                                                                                                                         |                                           | Wing 'C' 31 Slab                                                            | 100%                         |
| 6                                                                                                                                                                                                                                                                                   |                                                                                                                         |                                           | Completed work                                                              |                              |
|                                                                                                                                                                                                                                                                                     | a)                                                                                                                      | Internal Walls                            | 12 Showroom + 124 Flats                                                     | 91%                          |
|                                                                                                                                                                                                                                                                                     | b)                                                                                                                      | Internal Plaster - Toilets                | 12 Showroom + 116 Flats                                                     | 85%                          |
|                                                                                                                                                                                                                                                                                     | c)                                                                                                                      | Internal Plaster                          | 12 Showroom + 116 Flats                                                     | 85%                          |
|                                                                                                                                                                                                                                                                                     | d)                                                                                                                      | Flooring within Premises                  | 12 Showroom + 85 Flats                                                      | 65%                          |
|                                                                                                                                                                                                                                                                                     | e)                                                                                                                      | Doors and Windows to each of the Premises | 12 Showroom + 2 Flat                                                        | 9%                           |
| 7                                                                                                                                                                                                                                                                                   |                                                                                                                         |                                           | No. of Floors                                                               |                              |
|                                                                                                                                                                                                                                                                                     | a)                                                                                                                      | Sanitary Fittings within Premises         | 12 Showroom + 2 Flats                                                       | 9%                           |
|                                                                                                                                                                                                                                                                                     | b)                                                                                                                      | Electrical Fittings within Premises       | 12 Showroom + 2 Flats                                                       | 9%                           |
| 8                                                                                                                                                                                                                                                                                   | Structural work only                                                                                                    |                                           | No. of Floors                                                               |                              |
|                                                                                                                                                                                                                                                                                     | a)                                                                                                                      | Staircases                                | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'A' 21 Fl. | 100%                         |
|                                                                                                                                                                                                                                                                                     |                                                                                                                         |                                           | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'B' 21 Fl. | 100%                         |
|                                                                                                                                                                                                                                                                                     |                                                                                                                         |                                           | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'C' 21 Fl. | 100%                         |

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|---|----|---------------------------------------------------|-----------------------------------------------------------------------------|------|
| 8 | b) | Lift Wells                                        | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'A' 21 Fl. | 100% |
|   |    |                                                   | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'B' 21 Fl. | 100% |
|   |    |                                                   | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'C' 21 Fl. | 100% |
|   | c) | Lobbies at each floor connecting staircase & lift | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'A' 21 Fl. | 100% |
|   |    |                                                   | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'B' 21 Fl. | 100% |
|   |    |                                                   | 1 Basement + Gr. Floor + Mezz. Floor + 6 Parking + Podium + Wing 'C' 21 Fl. | 100% |
|   | d) | Overhead and Underground Tanks                    | -                                                                           | 0%   |

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|    |    |                                                                                       |                                         |     |
|----|----|---------------------------------------------------------------------------------------|-----------------------------------------|-----|
| 9  | a) | External Plumbing (No. of Ducts)                                                      | Upto 19 <sup>th</sup> Floor             | 63% |
|    | b) | External Plaster (No. of Sides)                                                       | -                                       | 5%  |
|    | c) | Elevation Treatment (No. of Sides)                                                    | -                                       | 0%  |
|    | d) | Completion of Terraces with Waterproofing of the Building/Wing                        | Wing - A<br>Upto 18 <sup>th</sup> Floor | 86% |
| 10 |    |                                                                                       | Wing - B<br>Upto 18 <sup>th</sup> Floor | 86% |
|    |    |                                                                                       | Wing - C<br>Upto 20 <sup>th</sup> Floor | 95% |
|    | a) | Installation of Lifts                                                                 | -                                       | 0%  |
|    | b) | Water Pumps                                                                           | -                                       | 0%  |
|    | c) | Fire Fighting Fittings and Equipment as per CFO NOC                                   | -                                       | 0%  |
|    | d) | Electrical Fittings to Common areas of floors (No. of Floors)                         | -                                       | 0%  |
|    | e) | Electro- Mechanical Equipment                                                         | -                                       | 0%  |
|    | f) | Compliance to conditions of environment/CRZ NOC                                       | -                                       | 0%  |
|    | g) | Finishing of Staircase                                                                | -                                       | 0%  |
|    | h) | Finishing to entrance lobby/s (No. of Floors)                                         | -                                       | 0%  |
|    | i) | Plinth Protection                                                                     | -                                       | 0%  |
|    | j) | Paving of areas appurtenant to Building/Wing                                          | -                                       | 0%  |
|    | k) | Compound Wall                                                                         | -                                       | 0%  |
|    | l) | All other requirements as may be required to obtain Occupation/Completion Certificate | -                                       | -   |

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TABLE B**

Internal & External Development Works in Respect of the entire Registered Phase

| No. | Common areas and Facilities, Amenities             | Proposed (Yes/ No) | Percentage of Work done | Details |
|-----|----------------------------------------------------|--------------------|-------------------------|---------|
| 1   | a) Internal Roads/Internal Driveway                | Yes                | 0%                      | -       |
|     | b) Footpaths                                       | Yes                | 0%                      | -       |
| 2   | Water Supply                                       | Yes                | 0%                      | -       |
| 3   | Sewerage                                           |                    |                         |         |
|     | a) Chamber                                         | Yes                | 0%                      | -       |
|     | b) Lines                                           | Yes                | 0%                      | -       |
|     | c) Septic Tanks                                    | No                 | -                       | -       |
|     | d) STP                                             | Yes                | 0%                      | -       |
| 4   | Storm Water Drains                                 | Yes                | 0%                      | -       |
| 5   | Landscaping and Tree Planting                      | Yes                | 0%                      | -       |
| 6   | Street Lighting                                    | Yes                | 0%                      | -       |
| 7   | Community Buildings                                | No                 | -                       | -       |
| 8   | Treatment and 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 and Fire safety requirements       | Yes                | 0%                      | -       |
| 13  | a) Electrical meter room                           | Yes                | 0%                      | -       |
|     | b) Sub-station (Transformer)                       | Yes                | 100%                    | -       |
|     | c) Receiving station                               | No                 | -                       | -       |
| 14  | Others (Option to Add more)                        | -                  | -                       | -       |

**Date : 04/01/2023**

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**Agreed and Accepted by :**

**(Jagadish P. Deshpande)**

**Suyog Development Corporation Unit 12 LLP**