

FORM 1

ARCHITECT'S CERTIFICATE

Date: 01/07/2020

To,
M/s. Rohan Builders & Developers Pvt. Ltd.
1, Modibuag, Commercial Building,
Ganeshkhind Road, Shivajinagar,
Pune-411016.

Subject: Certificate of Percentage of Completion of Construction Work of Wings B1, B2, B3, B4 & C, Phase - III [as informed by Developers] of the project **Rohan Ananta** [MahaRERA Registration Number P-52100019997] situated on the plot bearing **Survey No. 125/1/B/1, 125/1/B/2, 125/2/1, 125/2/2**, demarcated by its total plot boundaries [latitude and longitude of the end points] 18.620881, 73.745790 to the North East, 18.622549, 73.739576 to the North West 18.620565, 73.745642 to the South East 18.622236, 73.739482 to the South West, define plot boundaries for Phase III are 18.621898, 73.742264 to the North East, 18.622549, 73.739576 to the North West 18.621405, 73.742123 to the South East 18.622236, 73.39482 to the South West Pune of Division Pune, village Tathawade, Taluka Mulshi, District Pune PIN 411033, of total plot area for entire development admeasuring 30584.16 Sq.mts., net area of the plot 25935.68 Sq.mts. and land under development 12199.92 Sq.mts. area being developed by **M/s. Rohan Builders & Developers Pvt. Ltd. Through Mr. Sanjay Khushalchand Lunkad.**

Sir,

I, Arch. Prakash Kulkarni Partner of Ankur Associates have undertaken assignment as an Architect of certifying Percentage of Completion of Construction Work of Wings B1, B2, B3, B4 & C (MHADA), Phase-III, of the Project, situated on the plot bearing Survey No. 125/1/B/1, 125/1/B/2, 125/2/1, 125/2/2, of Division Pune, Village Tathawade, Taluka Mulshi, District Pune, PIN 411033, admeasuring 30584.16 Sq.mts., net area of the plot 25935.68 Sq.mts. and land under development 12199.92 Sq.mts. area being developed by **M/s. Rohan Builders & Developers Pvt. Ltd. Through Mr. Sanjay Khushalchand Lunkad.**

1. Following technical professionals are appointed by Owner / Promoter:-
 - i) **Mr. Prakash Kulkarni Partner of Ankur Associates** as Architect;
 - ii) **M/s S. W. Mone & Associates, Mr. Shriram Mone** as Structural Consultant;
 - iii) **M/s Aquamet Consultants Pvt. Ltd., Mr. Ketan Dantale** as MEP Consultant;
 - iv) **Mr. Narayan Hanmantgad** as Site Engineer/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 supervised by Site Chief Engineer for each of the building/ Wing of the Real Estate Project as registered vide Number (P-52100019997) 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 B.

Table A

PHASE – III, Wing B1

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	0%
2	Basement Floor parking + Ground/ Stilt Floor parking *	0%
3	1 number of Podium *	0%
4	Stilt Floor *	0%
5	12 number of Slabs of Super Structure *	0%
6	Internal walls, Internal plaster, floorings within flats/ premises, Doors and Windows to each of the flat/ premises *	0%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	0%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	0%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	0%
10	Installation of lifts, water pumps, firefighting fittings, and equipment's as per CFO NOC, Electrical fittings to common areas, electro mechanical equipment's, compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, 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 A

PHASE - III, Wing B2

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	0%
2	Basement Floor parking + Ground/ Stilt Floor parking *	0%
3	1 number of Podium *	0%
4	Stilt Floor *	0%
5	12 number of Slabs of Super Structure *	0%
6	Internal walls, Internal plaster, floorings within flats/ premises, Doors and Windows to each of the flat/ premises *	0%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	0%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	0%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	0%
10	Installation of lifts, water pumps, firefighting fittings, and equipment's as per CFO NOC, Electrical fittings to common areas, electro mechanical equipment's, compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, 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 A

PHASE - III, Wing B3

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Basement Floor parking + Ground/ Stilt Floor parking *	0%
3	1 number of Podium *	0%
4	Stilt Floor *	0%
5	12 number of Slabs of Super Structure *	0%
6	Internal walls, Internal plaster, floorings within flats/ premises, Doors and Windows to each of the flat/ premises *	0%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	0%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	0%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	0%
10	Installation of lifts, water pumps, firefighting fittings, and equipment's as per CFO NOC, Electrical fittings to common areas, electro mechanical equipment's, compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, 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 A

PHASE - III, Wing B4

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Basement Floor parking + Ground/ Stilt Floor parking *	0%
3	1 number of Podium *	0%
4	Stilt Floor *	0%
5	12 number of Slabs of Super Structure *	0%
6	Internal walls, Internal plaster, floorings within flats/ premises, Doors and Windows to each of the flat/ premises *	0%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	0%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	0%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	0%
10	Installation of lifts, water pumps, firefighting fittings, and equipment's as per CFO NOC, Electrical fittings to common areas, electro mechanical equipment's, compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, 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 A

PHASE - III, Wing C

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Basement Floor parking + Ground/ Stilt Floor parking *	0%
3	1 number of Podium *	0%
4	Stilt Floor *	0%
5	12 number of Slabs of Super Structure *	0%
6	Internal walls, Internal plaster, floorings within flats/ premises, Doors and Windows to each of the flat/ premises *	0%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	0%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	0%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	0%
10	Installation of lifts, water pumps, firefighting fittings, and equipment's as per CFO NOC, Electrical fittings to common areas, electro mechanical equipment's, compliance to conditions of environment/ CRZ NOC, finishing to entrance lobby, 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	Percentage of Completion	Details
1	Internal Roads & Footpaths *	Yes	0%	Entire Project
2	Water Supply *	Yes	0%	PCMC
3	Sewage (Chamber, lines, Septic Tank, STP) *	Yes	0%	STP along with necessary sewage lines
4	Storm Water Drains *	Yes	0%	Entire Project
5	Landscaping and Tree Planting *	Yes	0%	Entire Project
6	Street Lighting *	Yes	0%	Entire Project
7	Community Buildings *	Yes	0%	Club House for entire project
8	Treatment and Disposal of Sewage and Sullage Water *	Yes	0%	STP
9	Solid Waste Management and Disposal *	Yes	0%	OWC
10	Water Conservation and Rain Water Harvesting	Yes	0%	As per sanction Plan
11	Energy management *	Yes	0%	Entire Project
12	Fire Protection and Fire Safety Requirements *	Yes	0%	As per provisional fire NOC
13	Electrical Meter Room, Sub Station, Receiving Station *	Yes	0%	As per MSEDCL norms
14	Aggregate area of recreational open space *	Yes	0%	As per sanction Plan
15	Open Parking	No	0%	As per sanction Plan

Yours faithfully,

For **ankur associates**

(Prakash Kulkarni)

CA/98/22909