

FORM 1 ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account)

Date: 20.12.2022

To
M/s. URBAN SPACE CREATORS,
Survey No. 79/1, 79/2 Ravet, Pune- 412101

Subject: Certificate of Percentage of Completion of Construction Work of 4 No. of Buildings (A,B,C and D for MHADA) of the Project Urban Skyline- Phase-1[P52100026499] situated on the Plot bearing Survey no. 79/1, 79/2 demarcated by its boundaries NORTH- 18°39'32.60"N 73°44'17.17"E, SOUTH -18° 39'22.44"N 73° 44'16.04"E, WEST - 18°39'26.96"N 73°44'15.94"E , EAST - 18°39'26.88"N 73°44'17.11"E of Division Pune, village Ravet, Taluka- Haveli, District- PUNE, PIN_412101 admeasuring 10013.00 sq.mts. area being developed by M/s. URBAN SPACE CREATORS, PUNE

Sir,

I/ We Sakaar Architects and Planners, Nigdi, Pune have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 4 Buildings Urban Skyline- Phase-1 situated on the plot bearing Survey no. 79/1, 79/2 of Division Pune, Village- Ravet, Taluka- Haveli, District Pune, PIN – 412101 admeasuring 10013.00 sq.mts. area being developed by URBAN SPACE CREATORS, PUNE.

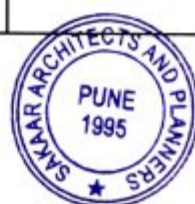
1. Following technical professionals are appointed by Owner / Promoter: -

- (i) M/s Sakaar Architects and Planners as Architect ;
- (ii) Shri Avinash Hole as Structural Consultant
- (iii) M/s Arihant Consultant and Associates as MEP Consultant
- (iv) Shri Swapnil Pawar 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 applied for 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 (Building-A)

Building 'A' Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement(s) and Plinth	80%
3	Zero number of Podiums	0%
4	One number Stilt Floor	85%
5	Eighteen number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100% 90% 20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60% 60%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
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%



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Table A (Building-B)

Building 'B' Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement(s) and Plinth	80%
3	Zero number of Podiums	0%
4	One number Stilt Floor	70%
5	Eighteen number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100% 90% 20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60% 60%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
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%



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Table A (Building-C)

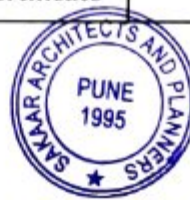
Building 'C' Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	80%
2	One number of Basement(s) and Plinth	70%
3	Zero number of Podiums	0%
4	One number Stilt Floor	70%
5	Thirteen number of Slabs of Super Structure	60%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50% 0% 0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40%
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%



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Table A (Building-D for MHADA)

Building 'D' Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Zero number of Basement(s) and Plinth	0%
3	Zero number of Podiums	0%
4	One number Stilt Floor	70%
5	Thirteen number of Slabs of Super Structure	60%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	50% 0% 0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	50%
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%

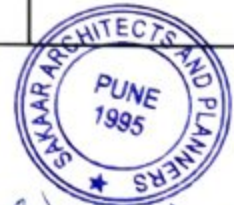


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TABLE-B (For Buildings A,B,C,D)

Internal & External Development Works in Respect of the entire Registered Phase S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	20%	Work in progress
2.	Water Supply	Yes	60%	Work in progress
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	60%	Work in progress
4.	Storm Water Drains	Yes	20%	Work in progress
5.	Landscaping & Tree Planting	Yes	0%	No work done
6.	Street Lighting	Yes	0%	No work done
7.	Community Buildings	Yes	60%	Work in progress
8.	Treatment and disposal of sewage and sullage water	Yes	40%	Work in progress

Yours Faithfully



AR. SWAPNIL SHETH

(CA/1995/18719)