

## ARCHITECT'S CERTIFICATE

To  
M/s. Jhamtani Realty Private Limited  
17/2, Jhamtani House  
Aundh-Ravet BRT Road,  
Rahatani  
Pune 411017

Subject : Certificate of Percentage of Completion of Construction Work of 12 No. of Villas of the of the Project 'Ace Villas' situated on the Plot bearing 92/8(P),92/9(P), CTS No-1166, 1170at village Mundhwa, Taluka Haveli, District Pune 411036 demarcated by its boundaries (Latitude 18.320965and Longitude 73.551551 of the end points) Property of Property Of Survey No. 92 (P)to the North, Survey No.92(P) to the South , Survey No. 92/10(P) to the East, Property of Survey No. 92/7(P)to the West of Division Pune, village Mundhwa, taluka Haveli, District Pune, PIN 411036 admeasuring 2960.65sq.mts. area being developed by M/s. **Jhamtani Realty Private Limited.**

Sir,

I, Usha Rangarajan have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 14 No. of Villas of the Project Ace Villas, situated on the plot bearing 92/8(P),92/9(P), CTS No-1166, 1170at village Mundhwa, Taluka Haveli, District Pune 411036, admeasuring 2960.65 sq.mts. area being developed by M/s. Jhamtani Realty Private Limited.

Based on Site Inspection, with respect to each Villa 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 **P52100048327** 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: Ace Villas - No 1 to 12

| Sr. No. | Tasks/Activity                                                                                                                                                                                                   | Percentage of work done |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1)      | Excavation for Villa No - 01, 02, 03, 04, 05, 06                                                                                                                                                                 | 100%                    |
| 2)      | Basement - 1 no's                                                                                                                                                                                                | 0.0%                    |
| 3)      | 01 Number of Plinth (basement level)                                                                                                                                                                             | 0.0%                    |
|         | A) Villa No - 01, 02                                                                                                                                                                                             | 100%                    |
|         | B) Villa No - 03, 04                                                                                                                                                                                             | 90%                     |
|         | C) Villa No - 05, 06                                                                                                                                                                                             | 80%                     |
| 4)      | 00 Number of Podiums                                                                                                                                                                                             | 0.0%                    |
| 5)      | Ground Parking / Stilt Floor                                                                                                                                                                                     | 0.0%                    |
| 6)      | Number of Slabs of Super Structure 05 Slabs                                                                                                                                                                      | 0.0%                    |
| 7)      | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                | 0.0%                    |
| a)      | Internal Walls                                                                                                                                                                                                   | 0.0%                    |
| b)      | Internal Plaster                                                                                                                                                                                                 | 0.0%                    |
| c)      | Flooring within Flats/Premises                                                                                                                                                                                   | 0.0%                    |
| d)      | Doors to each of the Flat/Premises                                                                                                                                                                               | 0.0%                    |
| e)      | Window to each of the Flat/Premises                                                                                                                                                                              | 0.0%                    |
| 8)      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                         | 0.0%                    |
| a)      | Sanitary Fittings within the Flat/Premises                                                                                                                                                                       | 0.0%                    |
| b)      | Electrical Fittings within the Flat/Premises                                                                                                                                                                     | 0.0%                    |
| 9)      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                    | 0.0%                    |
| a)      | Staircases,                                                                                                                                                                                                      | 0.0%                    |
| b)      | Lift Wells                                                                                                                                                                                                       | 0.0%                    |
| c)      | Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                      | 0.0%                    |
| d)      | Overhead and Underground Water Tanks                                                                                                                                                                             | 0.0%                    |
| 10)     | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                            | 0.0%                    |
| a)      | External Plumbing                                                                                                                                                                                                | 0.0%                    |
| b)      | External Plaster                                                                                                                                                                                                 | 0.0%                    |
| c)      | Elevation                                                                                                                                                                                                        | 0.0%                    |
| d)      | Completion of terraces                                                                                                                                                                                           | 0.0%                    |
| 11)     | Installation of Lifts, Water Pumps, fire fighting fittings and equipments as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environments /CRZ NOC, | 0.0%                    |

✓

|    |                                                                                                                                                                                                                     |      |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|    | Finishing to entrance lobby/s,<br>plinth protection,<br>paving of areas appurtenant to Building/Wing,<br>Compound wall and all other requirements as may be required to<br>obtain Occupation/Completion Certificate |      |
| a) | Installation of Lifts,                                                                                                                                                                                              | 0.0% |
| b) | Fire Fighting Fittings and Equipment as per CFO NOC                                                                                                                                                                 | 0.0% |
| c) | Electrical fittings to Common Areas                                                                                                                                                                                 | 0.0% |
| d) | Mechanical Equipment                                                                                                                                                                                                | 0.0% |
| e) | Environment / CRZ NOC                                                                                                                                                                                               | 0.0% |
| f) | Finishing to entrance Lobby/s                                                                                                                                                                                       | 0.0% |
| g) | Plinth Protection- anti-termite                                                                                                                                                                                     | 0.0% |
| h) | Water Pumps                                                                                                                                                                                                         | 0.0% |
|    |                                                                                                                                                                                                                     |      |

**TABLE-B**

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

| Sr. No. | Common areas and Facilities, Amenities                   | Proposed<br>Yes/No | Percentage of<br>Work Done |
|---------|----------------------------------------------------------|--------------------|----------------------------|
| 1       | Internal Roads & Footpaths                               | Yes                | 0%                         |
| 2       | Water Supply                                             | Yes                | 0%                         |
| 3       | Sewerage (chamber lines, septic tank)                    | Yes                | 0%                         |
| 4       | Storm Water Drains                                       | Yes                | 0%                         |
| 5       | Landscaping & Tree Planting                              | Yes                | 0%                         |
| 6       | Street Lighting                                          | Yes                | 0%                         |
| 7       | Electrical Meter room, sub-station,<br>receiving station | No                 | 0%                         |
| 8       | Aggregate area of recreational open space                | No                 | 0%                         |
| 9       | Open Parking                                             | Yes                | 0%                         |
| 10      | Community Buildings                                      | No                 | 0%                         |
| 11      | Treatment and disposal of sewage and<br>sullage water    | No                 | 0%                         |
| 12      | Solid Waste management & Disposal                        | No                 | 0%                         |
| 13      | Water Conservation, Rain Water<br>harvesting             | No                 | 0%                         |
| 14      | Energy Management                                        | No                 | 0%                         |
| 15      | Fire protection and fire safety requirements             | No                 | 0%                         |
| 16      | Swimming Pool                                            | Yes                | 0%                         |

|    |                    |    |    |
|----|--------------------|----|----|
| 17 | Sky Walk           | No | 0% |
| 18 | Multipurpose Court | No | 0% |
| 19 | Lounge             | No | 0% |
| 20 | Any Others         | No | 0% |

**Project status as on date:-**



1. **1<sup>st</sup> & 2<sup>nd</sup> villa**
  - a. Basement raft, footing & floor PCC work completed
  - b. UGWT work in progress



2. **3<sup>rd</sup> & 4<sup>th</sup> villa**
  - a. Basement raft, footing & plinth beam work completed



3. **5<sup>th</sup> & 6<sup>th</sup> villa**
  - a. Basement raft, footing work completed

Yours Faithfull

**AR.USHA RANGARAJAN**  
(License no: CA/90/15423)

Agreed and Accepted by  
Signature of Promoter  
Name:  
Date:

