

LDG/RERA/23/ 688

Date: - 11-10-2023

ARCHITECT'S CERTIFICATE

To
Rama Spaces,
Rama Corporate House,
"Rama Equator" 10th Floor,
Near City International School,
Morwadi, Pimpri, Pune – 411 018.

Subject: Certificate of Percentage of Completion of for Construction Work **2 No. Building** of the Project **Krystal One Phase 1**[MahaRERA Registration Number P52100030567] situated on the **Plot Gat no 96,97 (P) ,Plot no B** demarcated by its boundaries (**18.684204 N** Latitude and **73.834586 E** Longitude of the end points) Part of Future Phase of Krystal One to the **North,24.00M** Wide Main Road to the **South**, Part of Gat No. 96,97 (P) to the **East,Part of Gat No. 95 to theWest** of Division Pune village Chikhali Taluka Haveli District Pune_ PIN 412114 admeasuring **5177.02sq.mtr** area being developed by **Rama Spaces**

Sir,

I Usha Rangarajan have undertaken assignment as Architect of certifying Percentage of Completion Construction Work of 2Nos.Building of the Project **Krystal One Phase 1**, situated on the plot Gatno 96,97 (P) ,Plot no Aof Division Pune, village Chikhali Taluka Haveli District Pune PIN 411062 admeasuring **5177.02 sq.mtr.** area being developed By **Rama Spaces**.

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 Electrical Consultants** as Electrical Consultant
- (v) **Shri Nitin Gorakhe** Site Supervisor



Based on Site Inspection, with respect to each of the Building/Wing of the for said 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 MahaRERA 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 (A Wing)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1 Basement (if any)	100
3	0 number of Podium	NA
4	Plinth	100
5	Stilt Floor	100
6	15 number of Slabs of Super Structure	93.33
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	12
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
11	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



Single Building (B Wing)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1 Basement (if any)	100
3	0 number of Podium	NA
4	Plinth	100
5	Stilt Floor	100
6	15 number of Slabs of Super Structure	100
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	25
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	80
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
11	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

Common Areas (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 norms.
4	Storm Water Drains	Yes	0	As per 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	Yes	0	Common for All phases
8	Treatment and disposal of sewage and sullage water	Yes	0	STP treated water as per norms & drainage NOC.
9	Solid Waste management & Disposal	Yes	0	As per Statutory Norms
10	Water conservation, Rain water harvesting	Yes	0	As per norms.
11	Energy management	Yes	0	Solar heated water will be provided.
12	Fire protection and fire safety requirements	Yes	0	As per provisional Fire NOC.
13	Electrical meter room, sub-station, receiving station	Yes		As per Statutory Requirements.
14	Aggregate area of recreational Open Space	Yes	0	Area as per sanction. Common for all Phases- 1541.51 sqm
15	Open Parking	Yes	0	As per sanction

Yours Faithfully,

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


Agreed and Accepted by
Signature of Promoter
Name:
Date:

