

I. P. ASSOCIATES

Architects, Interior & Landscape Designers

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Annexure A

FORM 1

[See Regulation 3]

ARCHITECT'S CERTIFICATE

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

QUARTER 4(Jan-Mar 2024) – FY 2023-24

Date:31stMarch 2024

To,

M/s JK Realty,

S. No. 120, Venu Bungalow, Balaji Mandir Road, Pashan, Opp New Sirvi Medicals, Pune 411045.

Subject: Certificate of Percentage of Completion of Construction work for **Quarter 4 (Jan-Mar 2024)-FY2023-24**, of **DHURVAA** having MahaRERA Registration number **P52100031208**(Only Applicable after project Registration) being developed by **M/s JK Realty**.

Sir,

I / We **Ar.I.P. Associates** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction work of **DHURVAA** having its address at survey no. **29/1/1/1/2/2/3/3/2A &2B, Village Pimple Nilakh, Taluka Haveli, Pune 411027**, land admeasuring about **12916.8 sq feet i.e. 1200 sqmtr** having MahaRERA Registration Number **P52100031208** (Only applicable after project Registration, being developed by **M/s JK Realty**).

Based on site inspection, with respect to Layout / 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 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

Layout/ Building/ Wing Number -DHRUVAA (to be prepared separately for each Layout/ Building/ Wing of the Project

Sr.No (1)	Tasks / Activity (2)	Percentage of Actual WorkDone(As on date of the Certificate) (3)
1	Excavation	100
2	Basements (if any)	100
3	Podiums (if any)	0
4	Plinth	100
5	Stilt Floor	100
6	Slabs of super Structure	100
7	Internal walls, Internal Plaster, Floorings, Doors, and windows within Flats / Premises	100
8	Sanitary Fittings within the Flat / Premises	100
9	Staircases, Lifts Wells, and Lobbies at each Floor Overhead and Underground Water tanks.	100
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	100
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	100

TABLE - B
Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number.

Sr.No (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual work done (As on date of the Certificate) (4)	Details (5)
1	Internal Roads & Footpaths	No	-	-
2	Water Supply	Yes	100	As per PCMC
3	Sewerage (Chamber lines, Septic Tank, STP)	No	-	-
4	Storm Water Drains	Yes	100	-
5	Landscaping & Tree Planting	Yes	100	-
6	Street Lighting	Yes	100	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	No	-	-
9	Solid Waste Management & Disposal	No	-	-
10	Water Conservation/ Rainwater harvesting	Yes	100	As per PCMC
11	Energy management	Yes	100	-
12	Fire protection and fire safety requirements	Yes	100	As per Fire NOC
13	Electrical meter room, sub- station, receiving station	Yes	100	-
14	Others (option to add more)	No	-	-

Yours faithfully,

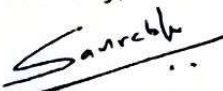


Ar. ADITYA PUNGAVKAR
(License NO-CA/2013/61900)

Ar. SATYAJEET INAMDAR
(PCMC/LAS/0545/2017)
(IP ASSOCIATES)

31st March, 2024

Agreed and Accepted by:
For, M/s JK Realty,


Mr. Saurebh Kokaate (Partner and authorized signatory)
(Promoter)

Place: Pune

Date: 31st March 2024