

FORM 1

ARCHITECT'S CERTIFICATE

Date: 13/10/2017

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 Building A with 6wings (A1 to A6) of the **Rohan Abhilasha Building A Project** situated on the plot bearing Gat No. **1458 to 1465, Wagholi, Tal. Haveli Dist. Pune** demarcated by its boundaries (latitude and longitude of the end points) **18.595717, 73.967626** to the North **18.594680, 73.967713** to the South **18.595286, 73.968272** to the East **18.595262, 73.967060** to the West **Wagholi** village, **Haveli Taluka, Pune District, PIN 412207** admeasuring **8573.70**Sq.mts. area being developed by **Rohan Builders & Developers Pvt. Ltd.**

Sir,

I, **Prakash Kulkarni** partner of **Ankur Associates** have undertaken assignment as architect of certifying Percentage of Completion of Construction Work of Building A with 6wings (A1 to A6) of the **Rohan Abhilasha Building A Project** situated on the plot bearing Gat No. **1458 to 1465** demarcated by its boundaries (latitude and longitude of the end points) **18.595717, 73.967626** to the North **18.594680, 73.967713** to the South **18.595286, 73.968272** to the East **18.595262, 73.967060** to the West **Wagholi** village, **Haveli Taluka, Pune District, PIN 412207** admeasuring **8573.70** Sq.mts. area being developed by **Rohan Builders & Developers Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter:-
 - i) **Shri Prakash Kulkarni** as Architect;
 - ii) **M/s JW Consultants LLP, Shri Umesh Joshi** as Structural Consultant;
 - iii) **M/s CCPL, Macline Consultant Pvt. Ltd.** as MEP Consultant;
 - iv) **Shri Ajay Pardeshi** as Site Engineer

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 to be registered 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

Wing A-1 of Building A (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Lower parking + Ground parking and Plinth *	100%
3	X number of Podiums *	100%
4	Stilt Floor *	NA
5	14 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%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	100%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	100%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	100%
10	Installation of lifts, water pumps, fire fighting fittings, and equipments as per CFO NOC, Electrical fittings to common areas, electro mechanical equipments, 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 *	60%

Wing A-2 of Building A (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Lower parking + Ground parking and Plinth *	100%
3	X number of Podiums *	100%
4	Stilt Floor *	NA
5	14 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%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises	90%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	100%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	100%
10	Installation of lifts, water pumps, fire fighting fittings, and equipments as per CFO NOC, Electrical fittings to common areas, electro mechanical equipments, 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 *	60%

Wing A-3 of Building A (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Lower parking + Ground parking and Plinth *	100%
3	X number of Podiums *	100%
4	Stilt Floor *	NA
5	14 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%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	60%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	90%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	95%
10	Installation of lifts, water pumps, fire fighting fittings, and equipments as per CFO NOC, Electrical fittings to common areas, electro mechanical equipments, 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 *	60%

Wing A-4 of Building A (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Lower parking + Ground parking and Plinth *	100%
3	X number of Podiums *	100%
4	Stilt Floor *	NA
5	14 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%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	60%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	100%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	90%
10	Installation of lifts, water pumps, fire fighting fittings, and equipments as per CFO NOC, Electrical fittings to common areas, electro mechanical equipments, 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 *	55%

Wing A-5 of Building A (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Lower parking + Ground parking and Plinth *	100%
3	X number of Podiums *	100%
4	Stilt Floor *	NA
5	14 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%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	55%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	100%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	85%
10	Installation of lifts, water pumps, fire fighting fittings, and equipments as per CFO NOC, Electrical fittings to common areas, electro mechanical equipments, 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 *	50%

Wing A-6 of Building A (to be prepared separately for each Building/Wing of the project)

Sr. No.	Tasks/ Activity	Percentage of Work Done
1	Excavation *	100%
2	Lower parking + Ground parking and Plinth *	100%
3	X number of Podiums *	100%
4	Stilt Floor *	NA
5	14 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%
7	Sanitary fittings within the flat/ premises, electrical fittings within the flat/ premises *	55%
8	Staircases, lifts wells and lobbies at each floor, elevation, completion of terraces with waterproofing of the building/wing *	80%
9	The external plumbing and external plastering, elevation, completion of terraces with waterproofing of the building wing *	85%
10	Installation of lifts, water pumps, fire fighting fittings, and equipments as per CFO NOC, Electrical fittings to common areas, electro mechanical equipments, 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 *	50%

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	20%	Entire Project
2	Water Supply *	Yes	90%	Building A
	Water Supply *	Yes	25%	Entire Project
3	Sewage (Chamber, lines, Septic Tank, STP) *	Yes	90%	Building A
	Sewage (Chamber, lines, Septic Tank, STP) *	Yes	40%	Entire Project
4	Storm Water Drains *	Yes	100%	Building A
	Storm Water Drains *	Yes	30%	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	5%	Entire Project
9	Solid Water Management and Disposal *	Yes	0%	Entire Project
10	Water Conservation and Rain Water Harvesting *	Yes	15%	Entire Project
11	Energy management *	Yes	0%	Entire Project
12	Fire Protection and Fire Safety Requirements *	Yes	20%	Entire Project
13	Electrical Meter Room, Sub Station, Receiving Station *	Yes	10%	Entire Project
14	Aggregate area of recreational open space *	Yes	0%	Entire Project
15	Open Parking	No	0%	

Yours faithfully,

For **ankur associates**

(Prakash Kulkarni)
CA/98/22909