



JAGADISH P. DESHPANDE
architect

FORM 1

ARCHITECT'S CERTIFICATE

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

To

Mr. Devavrat Sunil Puranik (P.A.H)

Namjoshi Bhavan,
Office No.1, 2nd Floor, LBS Rd,
Navi Peth, Pune – 411030.

Subject : Certificate of Percentage of Completion of Construction Work of Residential Wings 'A' & 'B' of the project "Nirmiti 25 East", [MahaRERA Registration Number P52100002410] being developed by Mr. Devavrat Sunil Puranik (P.A.H) on behalf of Nirmiti Vaastu Creation LLP.

Sir,

I, **Ar. Jagadish P. Dshpande** have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of Residential Wings 'A' & 'B' of the project "Nirmiti 25 East" having [MahaRERA Registration Number P52100002410] being developed by **Mr. Devavrat Sunil Puranik (P.A.H)** on behalf of Nirmiti Vaastu Creation LLP.

Based on Site Inspection, with respect to Wings 'A' & 'B' of the aforesaid Real Estate Project "Nirmiti 25 East", that, as on date of this Certificate, the Percentage of Construction Work done of Residential Wings 'A' & 'B' of the Real Estate Project as registered vide number P52100002410 under MahaRERA is as per "Table A" enclosed herewith. The percentage of the development works executed with respect to each of the activity of the entire phase is detailed in "Table B".

Date : 03/07/2023

Place : Pune

(Jagadish P. Deshpande)

..2



JAGADISH P. DESHPANDE

architect

..2..

RESIDENTIAL WING 'A' TABLE A			
PROJECT - "Nirmiti 25 East", S. No. 25/3B, Village: Kharadi, Taluka: Haveli, District: Pune, Pin: 411 014. Residential Wing/Building- 'A' - First Phase is of 3 Parking + 10 Floors, Total No. of TN. 59, 1 BHK - 29 TN., 2 BHK - 30 TN			
Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	a) Lower Ground Parking		100%
	b) Upper Ground Parking		100%
	c) Stilt Floor Parking		100%
5	Number of Slabs of Super Structure (3 Parking + 10 Floors = 13 Slabs)		13 Slabs 100%
6			No. of Flats
	a)	Internal Walls	59 Flats 100%
	b)	Internal Plaster- Toilets	59 Flats 100%
	c)	Internal Plaster- Flats	59 Flats 100%
	d)	Flooring within Flats/Premises	59 Flats 100%
	e)	Doors and Windows to each of the Flat/Premises	59 Flats 100%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	59 Flats 100%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 10 th floor 100%
	b)	Lift Wells	Upto 10 th floor 100%
	c)	Lobbies at each floor connecting staircase & lift	Upto 10 th floor 100%
	d)	Overhead and Underground Tanks	-- 100%
9	a)	External Plumbing (3 No. of Ducts)	Upto 10 th Floor 100%
	b)	External Plaster (4 No. of Sides)	Upto 10 th Floor 100%
	c)	Elevation Treatment (No. of Sides)	Upto 10 th Floor 100%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto 10 th Floor 100%

Date : 03/07/2023

Place : Pune

(Jagadish P. Deshpande)

..3

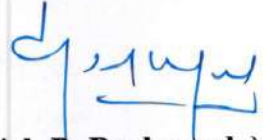


JAGADISH P. DESHPANDE
architect

..3..

10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Upto 4 th Floor	41%
	e)	Electro- Mechanical Equipment	--	--
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Upto 10 th Floor	100%
	h)	Finishing to entrance lobby/s (No. of Floors)	Upto 10 th Floor	100%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	--	25%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 03/07/2023
Place : Pune


(Jagadish P. Deshpande)

..4



JAGADISH P. DESHPANDE

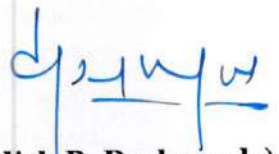
architect

..4..

RESIDENTIAL WING 'A' TABLE A			
PROJECT - "Nirmiti 25 East", S. No. 25/3B, Village: Kharadi, Taluka: Haveli, District: Pune, Pin: 411 014.			
Residential Wing/Building- 'A' - Second Phase is of 11 th & 12 th Floors - 1 BHK-6 TN., 2 BHK-6 TN.			
Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		N.A.
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	a) Lower Ground Parking		N.A.
	b) Upper Ground Parking		N.A.
	c) Stilt Floor Parking		N.A.
5	Number of Slabs of Super Structure (11 th & 12 th Floors)		2 Slabs 100%
6			No. of Flats
	a)	Internal Walls	12 Flats 100%
	b)	Internal Plaster- Toilets	12 Flats 100%
	c)	Internal Plaster- Flats	12 Flats 100%
	d)	Flooring within Flats/Premises	12 Flats 100%
	e)	Doors and Windows to each of the Flat/Premises	12 Flats 100%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	12 Flats 100%
8	Structural work only		No. of Floors
	a)	Staircases	Upto Top Terrace 100%
	b)	Lift Wells	Upto Top Terrace 100%
	c)	Lobbies at each floor connecting staircase & lift	Upto Top Terrace 100%
	d)	Overhead and Underground Tanks	- 100%
9	a)	External Plumbing (3 No. of Ducts)	Upto Top Terrace 100%
	b)	External Plaster (4 No. of Sides)	Upto Top Terrace 100%
	c)	Elevation Treatment (No. of Sides)	Upto Top Terrace 100%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Upto Top Terrace 100%

Date : 03/07/2023

Place : Pune


(Jagadish P. Deshpande)

..5

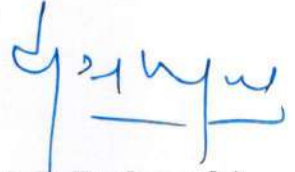


JAGADISH P. DESHPANDE
architect

..5..

10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	--	--
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Upto 12 th Floor	100%
	h)	Finishing to entrance lobby/s (No. of Floors)	Upto 12 th Floor	100%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	--	25%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 03/07/2023
Place : Pune


(Jagadish P. Deshpande)

..6



JAGADISH P. DESHPANDE

architect

..6..

RESIDENTIAL WING 'B' TABLE A			
PROJECT - "Nirmiti 25 East", S. No. 25/3B, Village: Kharadi, Taluka: Haveli, District: Pune, Pin : 411 014. Residential Wing - 'B' - Second Phase is of 3 Parking + 12 Floors, Total No. of TN - 71, 1 BHK - 35 TN., 2 BHK - 36 TN			
Sr. No.	Tasks/Activity		Percentage of Work completed
1	Excavation		100%
2	a)	Basement 1 (Not proposed)	N.A.
	b)	Basement 2 (Not proposed)	N.A.
3	a)	Podium 1 (Not proposed)	N.A.
	b)	Podium 2 (Not proposed)	N.A.
4	a) Lower Ground Parking		100%
	b) Upper Ground Parking		100%
	c) Stilt Floor Parking		100%
5	Number of Slabs of Super Structure (3 Parking + 12 Floors= 15 Slabs)		10 out of 15 Slabs 66%
6			No. of Flats
	a)	Internal Walls	Nil 0%
	b)	Internal Plaster- Toilets	Nil 0%
	c)	Internal Plaster- Flats	Nil 0%
	d)	Flooring within Flats/Premises	Nil 0%
	e)	Doors and Windows to each of the Flat/Premises	Nil 0%
7			No. of Floors
	a)	Sanitary Fittings within Flats/Premises	Nil 0%
	b)	Electrical Fittings within Flats/Premises	Nil 0%
8	Structural work only		No. of Floors
	a)	Staircases	Upto 8 th Floor 66%
	b)	Lift Wells	Upto 8 th Floor 66%
	c)	Lobbies at each floor connecting staircase & lift	Upto 8 th Floor 66%
	d)	Overhead and Underground Tanks	Nil 0%
9	a)	External Plumbing (No. of Ducts)	Nil 0%
	b)	External Plaster (No. of Sides)	Nil 0%
	c)	Elevation Treatment (No. of Sides)	Nil 0%
	d)	Completion of Terraces with Waterproofing of the Building/Wing	Nil 0%

Date : 03/07/2023

Place : Pune

(Jagadish P. Deshpande)



JAGADISH P. DESHPANDE

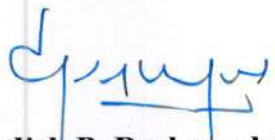
architect

..7..

10	a)	Installation of Lifts	Nil	0%
	b)	Water Pumps	Nil	0%
	c)	Fire Fighting Fittings and Equipment as per CFO NOC	Nil	0%
	d)	Electrical Fittings to Common areas of floors (No. of Floors)	Nil	0%
	e)	Electro- Mechanical Equipment	--	--
	f)	Compliance to conditions of environment/CRZ NOC	--	--
	g)	Finishing of Staircase	Nil	0%
	h)	Finishing to entrance lobby/s (No. of Floors)	Nil	0%
	i)	Plinth Protection	Nil	0%
	j)	Paving of areas appurtenant to Building/Wing	Nil	0%
	k)	Compound Wall	1 Side	25%
	l)	All other requirements as may be required to obtain Occupation/Completion Certificate	--	--

Date : 03/07/2023

Place : Pune


(Jagadish P. Deshpande)

..8



JAGADISH P. DESHPANDE

architect

..8..

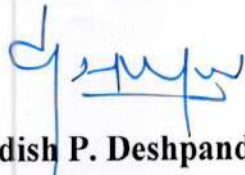
TABLE B

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

No	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of Work done	Details
1	a) Internal Roads	Yes	0%	--
	b) Footpaths	Yes	0%	--
2	Water Supply	Yes	0%	--
3	Sewerage	Yes	0%	--
	a) Chamber	Yes	0%	--
	b) Lines	Yes	0%	--
	c) Septic Tanks	No	--	--
	d) STP	Yes	0%	--
4	Storm Water Drains	Yes	0%	--
5	Landscaping and Tree Planting	Yes	0%	--
6	Street Lighting	Yes	0%	--
7	Community Buildings	Yes	0%	--
8	Treatment and Disposal of sewage and sullage water	No	--	--
9	Solid Waste Management & Disposal	Yes	0%	--
10	Water Conservation, Rain Water Harvesting	Yes	0%	--
11	Energy Management	Yes	0%	--
12	Fire protection and Fire safety requirements	Yes	0%	--
13	a) Electrical meter room	Yes	0%	--
	b) Sub-station	Yes	0%	--
	c) Receiving station	No	--	--
14	Others (Option to Add more)	--	--	--

Date : 03/07/2023

Place : Pune


(Jagadish P. Deshpande)

Agreed and Accepted by

Mr. Devavrat Sunil Puranik (P.A.H) on behalf of Nirmiti Vaastu Creation LLP.