



architects

**Dream
Space****FORM 1 [see Regulation 3]
ARCHITECT'S CERTIFICATE**

Date :- 15/07/2017

The
M/s. Royal Unicorn
Twin Tower S.no. 120(P), 118(P),
Bhumkar Chaowk,
Behind My car, Wakad, Pune- 411057

Subject : Certificate of Percentage of Completion of Construction Work of 1 no. Building(s) of the Project **Twin Tower (Royal Unicorn)** situated on the Plot bearing Survey no. **118/3, 118/4, 120/6C, 120/6D** demarcated by its boundaries **Survey no. 118(P)**, to the North **survey No. 118(P), 120(P)** to the South **survey No. 118(P), 120(P)** to the East **24m wide road** to the West of Division **Pune** village **Wakad**, taluka **Haveli**, District **Pune** PIN. **411057** admeasuring **3750.00** sq.mts. area being developed by **M/s. Royal Unicorn**

Sir,
I/ We **M/s Mahendra Thakur & Associates** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **A Building(s)** of the Project **Twin Tower (Royal Unicorn)**, situated on the plot bearing Survey no. **118/3, 118/4, 120/6C, 120/6D** of Division **Pune**, village **Wakad**, taluka **Haveli** District **Pune** PIN **411057** admeasuring **3750.00** sq.mts. area being developed by **M/s. Royal Unicorn**.

Following technical professionals are appointed by Owner / Promoter :-

- i) **M/s Mahendra Thakur & Associates** as Architect
- ii) **M/s R. K. Randhave** as Structural Consultant
- iii) **M/s Integrated Consultant pvt. Ltd.** as MEP Consultant
- iv) **Mr. Ashish Methar** 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 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

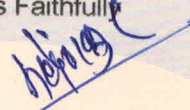
Building /Wing Number A		Percentage of work done
Sr. No	Tasks /Activity	
1	Excavation	100.00 %
2	1 number of Basement(s) and Single Plinth	100.00 %
3	NO number of Podiums	00.00 %
4	1 no. Stilt Floors	100.00 %
5	14 number of Slabs of Super Structure	100.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	32.00 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	23.00 %
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	45.45 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	30.00 %
10	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	00.00 %

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TABLE-B
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	00 %	will be completed before completion
2	Water Supply	YES	00 %	will be completed before completion
3	Sewerage (chamber, lines, Septic Tank)	YES	00 %	will be completed before completion
4	Storm Water Drains	YES	00 %	will be completed before completion
5	Landscaping & Tree Planting	YES	00 %	will be completed before completion
6	Street Lighting	YES	00 %	will be completed before completion
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water	NO	NA	NA
9	Solid Waste management & Disposal	YES	00 %	will be completed before completion
10	Water conservation, Rain water harvesting	YES	00 %	will be completed before completion
11	Energy management	YES	00 %	will be completed before completion
12	Fire protection and fire safety requirements	YES	00 %	will be completed before completion
13	Electrical meter room, sub-station, receiving station	YES	00 %	will be completed before completion
14	Others (Option to Add more)	YES	00 %	will be completed before completion

Yours Faithfully



M/s Mahendra Thakur & Associates

(CA/2004/34769.)