

Date: 11/11/2024

Ref. No. V_7075/Kumar Properties S. No. 9/1, 9/2/1A TO 9/2/7 Undri-C2 Building / RERA certificate / 2024

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)

To,
The Manikchand Kumar Properties
2413, Kumar Capital,
East Street Camp,
Pune 411001.

Subject: Certificate of Percentage of Completion of Construction Work of Princetown Tower – C2 having MahaRERA Registration Number P52100045982 being developed by "Manikchand Kumar Properties"

Sir,

I, SAMEER VALIMBE have undertaken assignment as Architect /Licensed Engineer of certifying Percentage of Completion of Construction Work of Princetown Tower – C2 having MahaRERA Registration Number P52100045982 being developed by Manikchand Kumar Properties

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 the Building/Wing of the Real Estate Project under Maha RERA 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 C2

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and 1 number of Plinth	100%
3	0 number of Podiums	NA
4	1 Stilt Floor	100%
5	22 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	96%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	85%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	98%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	98%
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	69%



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	-	Trimix concrete Internal Roads
2.	Water Supply	YES	42%	Municipal water & ground water without RO
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	78%	STP to be installed
4.	Storm Water Drains	YES	-	RCC pipes with inspection chambers
5.	Landscaping & Tree Planting	YES	-	Plantation as per PMC Guidelines
6.	Street Lighting	YES	-	On electric supply
7.	Community Buildings	YES	100%	Club House
8.	Treatment and disposal of sewage and sullage water	YES	-	STP treated water used for Landscape irrigation
9.	Solid Waste management & Disposal	YES	-	OWC for wet waste and dry waste to Agency
10.	Water conservation, Rain water harvesting	YES	-	RWH pits and Low flow fixtures
11.	Energy management	YES	-	LED lights for common areas
12.	Fire protection and fire safety requirements	YES	-	FF tank with Pump Hose Reel Fire Alarm
13.	Electrical meter room, sub-station, receiving station	YES	-	Meter room to be provided
14.	Others (Option to Add more)			

Your Faithfully,



AR. SAMEER VALIMBE

Agreed & Accepted by Signature of Promoter

Name: MANIKCHAND KUMAR PROPERTIES

REG. NO- CA/92/14618

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