

ATIT ADMULWAR PLANNERS (OPC) PVT. LTD.
(An ISO 9001 : 2015 Certified Company)

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FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 30.11.2023

To,
M/s. Akshar Skywards Construction
Unit No. 47 to 49, O Wing,
Gr Floor, Akshar Business Park,
Plot No.03, Sector - 25,
Vashi, Navi Mumbai – 400703.

Subject: Certificate of Percentage of completion of Construction Work of Project "Akshar Altorios 2.0", Wing D, Wing E & Amenity Building having MahaRERA Registration Number ----- (Only Applicable after project Registration) situated on Survey No. 172 & 174 Near Amanora Park Town, Magarpatta City Road, Hadapsar, Pune, developed by M/s. Akshar Skywards Construction.

Sir,

I Atit Admulwar have undertaken assignment as Architect /Licensed Surveyor of certifying percentage of Completion of Construction Work of of Project "Akshar Altorios 2.0", Wing D, Wing E & Amenity Building having MahaRERA Registration Number ----- (only Applicable after project Registration), being developed by M/s. Akshar Skywards Construction.

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 Wing & Amenity Building 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.

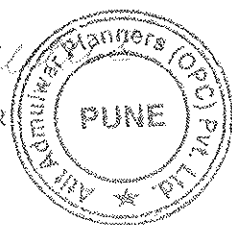

ATIT ADMULWAR
CA / 2008 / 41887


TABLE-A

Wing "D"

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	50%
3.	Ground Floor Parking	0%
4.	Podiums (if any)	N.A.
5.	Plinth	50%
6.	Stilt Floor	N.A.
7.	Slabs of Super Structure	0%
8.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%
9.	Sanitary Fittings within the flat/premises	0%
10.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
11.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
12.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFT 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.	0%

TABLE-A

Wing "E"

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	0%
2.	Basements (if any)	0%
3.	Ground Floor Parking	0%
4.	Podiums (if any)	N.A.
5.	Plinth	0%
6.	Stilt Floor	N.A.
7.	Slabs of Super Structure	0%
8.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%
9.	Sanitary Fittings within the flat/premises	0%
10.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
11.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
12.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFT 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.	0%

TABLE-A
"Amenity Building"

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	0%
2.	Basements (if any)	0%
3.	Podiums (if any)	N.A.
4.	Plinth	0%
5.	Stilt Floor	N.A.
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the flat/premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFT 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.	0%

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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	N.A.	-
2.	Water Supply	Yes	0%	-
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	0%	-
4.	Storm Water Drains	Yes	0%	-
5.	Landscaping & Tree Planting	Yes	0%	-
6.	Street Lighting	Yes	0%	-
7.	Community Buildings	No	N.A.	-
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	-
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.	Electrical meter room, sub- station, receiving station.	Yes	0%	-
14.	Others (Open Parking)	Yes	0%	-

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For Akshar City Akshar Construction

Signature of Promoter

Partner

Name: M/s. Akshar Skywards Construction

Date: 30/11/2023

