



VISHWANATH JAGTAP
ARCHITECTS & INTERIOR DESIGNERS

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Annexure A

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)

Date: 12/02/2025

To,
M/S. Unicorn Homes
Gat No. 49, Shirsawadi
Tal. Haveli Dist. Pune 412216

Subject: Certificate of Percentage of Completion of Construction Work of **Sai Sankul** having MahaRERA Registration Number **P52100011321** being developed by **Unicorn Homes**.

Sir,

I/ We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of Project Named **Sai Sankul** having MahaRERA Registration Number **P52100011321**, being developed by Unicorn Homes.

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 building/Wing 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.

TABLE-A

Layout/Building/Wing Number (to be prepared separately for each Layout /Building/Wing of the Project)

Building A

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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %



6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %
8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	90 %

Building B

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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %
8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	90 %



Building C

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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %
8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	90 %

Building 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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %



8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	90 %

Building E

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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %
8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	100 %



Building F

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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %
8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	100 %

Building G

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)	-
3	Podiums (if any)	-
4	Plinth	100 %
5	Stilt Floor	100 %
6	Slabs of Super Structure	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	100 %



8	Sanitary Fittings within the Flat/Premises	100 %
9	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100 %
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100 %
11	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 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.	90 %

Building H

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)	-
3	Podiums (if any)	-
4	Plinth	50 %
5	Stilt Floor	0 %
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 CFO 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 %



Building I

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)	-
3	Podiums (if any)	-
4	Plinth	50 %
5	Stilt Floor	0 %
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 CFO 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 %

Building j

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)	-
3	Podiums (if any)	-
4	Plinth	50 %
5	Stilt Floor	0 %
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 CFO 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-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	Yes	100 %	
2	Water Supply	Yes	100 %	Borewell+ under ground & overhead tanks
3	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	75 %	Chamber, lines, Septic tank 100 % completed. STP installation pending.
4	Storm Water Drains	No		
5	Landscaping & Tree Planting	Yes	100 %	
6	Street Lighting	Yes	100 %	Solar panel street light
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and sullage water.	No		
9	Solid Waste management & Disposal	Yes	100 %	
10	Water conservation/ Rain	Yes	100 %	



	water harvesting			
11	Energy management	Yes	100 %	
12	Fire protection and fire safety requirements	No		Building height less than 15 Mtr.
13	Electrical meter room, sub-station, receiving station.	Yes	100 %	
14	Others (Option to Add more).	-	-	

Yours Faithfully.

Signature & Name

MR. VISHWANATH JAGTAP

Architect

(License No. CA/96/19608)

Agreed and Accepted by:

M/s. Unicorn Homes

Signature of Promoter:

Name: Mr. Mandar Mahendra Pawar

Date: 12/02/2025

