

Business Enclave, Office No 302,
Above Krushna Medical,
Pancard Club Road, Baner
Pune – 411045.
Mo. No.- 9970709210

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: 10th June, 2025

To,

M/s BM Build Spaces LLP (through Partner and Authorized signatory Mr. Namdeo Shivaji Makune)

F No 103 H No 1/9A/2 The Pearl, Balewadi, Pune 411045.

Subject: Certificate of Percentage of Completion of Construction work of '**MARQIS PHASE 1**' having MahaRERA Registration number **Applied** (Only Applicable after project Registration) being developed by **M/s BM Build Spaces LLP (through Partner and Authorized signatory Mr. Namdeo Shivaji Makune)**

Sir,

I / We **Ar Namdeo Shivaji Makune** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction work of '**MARQIS PHASE 1**' located at **Survey No 31, Hissa No. 4 (Part), Village Balewadi, Taluka Haveli, Pune 411045. land admeasuring about 3200 sq mtrs. i.e. 34,444.80 sq feet**, having MahaRERA Registration Number Applied (Only applicable after project Registration, being developed **M/s BM Build Spaces LLP (through Partner and Authorized signatory Mr. Namdeo Shivaji Makune)**

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.

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TABLE – A

Layout/ Building/ Wing Number - 'MARQIS PHASE 1' (Wing A)
(to be prepared separately for each Layout/ Building/ Wing of the Project)

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)	0
4	Plinth	0
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 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

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TABLE – A

Layout/ Building/ Wing Number - 'MARQIS PHASE 1' (Wing B)
(to be prepared separately for each Layout/ Building/ Wing of the Project)

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)	0
4	Plinth	0
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 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

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TABLE – A

Layout/ Building/ Wing Number - 'MARQIS PHASE 1' (Wing C)
(to be prepared separately for each Layout/ Building/ Wing of the Project)

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)	0
4	Plinth	0
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 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.

NAMDEO MAKUNE AND ASSOCIATES

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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	-	-
2	Water Supply	Yes	0	As per PMC
3	Sewerage (Chamber lines, Septic Tank, STP)	No	-	-
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	No	-	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	No	-	-
9	Solid Waste Management & Disposal	No	-	-
10	Water Conservation/ Rainwater harvesting	Yes	0	As per PMC
11	Energy management	No	-	-
12	Fire protection and fire safety requirements	Yes	0	As per Provisional Fire NOC
13	Electrical meter room, sub- station, receiving station	No	-	-
14	Aggregate area of recreational Open Space	Yes	0	As per Plan
15	Others (option to add more)	No		

Your's Faithfully,
Ar Namdeo Shivaji Makune




(L.No. : CA/2015/67689)
10th June, 2025

For, M/s BM Build Spaces LLP


Mr. Namdeo Shivaji Makune
(Partner & Authorised Signatory)
Date: 10th June, 2025
Place: Pune