

**Mr. Sachin D. Ladkat**

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## ARCHITECH'S CERTIFICATE

**Date: 31/03/2025**

To,  
The  
**M/s. BSP Builders & Developers.**  
**Sr No.12/1,12/2/B and 12/3, At- Mordewadi - Manchar, Taluka- Ambegaon, Dist- Pune-03**

Subject: -Certificate of Percentage of Completion of Construction Work of **Building A & B** of the Project - **BSP Plaza** . situated on the Plot **Sr No.12/1,12/2/B and 12/3.** demarcated by its boundaries **30.00 M wide road (19°00'14.2"N 73°56'27.5"E)** to the North **Sr No.12/2 Remaining Plot (19°00'10.7"N 73°56'25.6"E)** to the South **6.00 M Wide Road (19°00'11.9"N 73°56'27.8"E)** to the East & **9.00 M Wide Road (19°00'12.7"N 73°56'24.6"E)** to the West of Village - **Mordewadi - Manchar**, Taluka - **Ambegaon**, District - **Pune**, PIN – **410503** admeasuring- **9000.00** Sq.mts.area being developed by (**M/s. BSP Builders & Developers.**)

Sir,

I/We. **Mr.Sachin D.Ladkat** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Building A & B** of the Project- **BSP Plaza**, situated on the Plot bearing **Sr No.12/1,12/2/B and 12/3.** Village- **Mordewadi - Manchar**, Taluka- **Ambegaon**, District- **Pune**, PIN- **410503** admeasuring **9000.00** Sq.mts. area being developed by (**M/s. BSP Builders & Developers.**)

Following technical professionals are appointed by Owner / Promoter: -

- |       |  |                          |
|-------|--|--------------------------|
| (i)   | M/s <b>Sachin Ladkat &amp; Associate</b>   | as L.S./ Architect: .    |
| (ii)  | M/s <b>Deltacom Structural Consultants</b> | as Structural Consultant |
| (iii) | M/s <b>Apex Consultants</b>                | as MEP Consultant        |
| (iv)  | Shri. <b>Sumit kale</b>                    | as Site Supervisor       |

Based on Site Inspection, with respect to each of the **Building A & B** 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 A & B** of the Real Estate Project as registered vide number 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**

Building/Wing Number- **Building – A** (to be prepared separately for each Building/Wing of the Project)

<b>S. No.</b>	<b>Tasks / Activity</b>	<b>Percentage of Actual Work Done (As on date of the Certificate)</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1.	Excavation	100%
2.	1 Number of Basement(s) & Plinth	90%
3.	0 Number of Podiums	NA
4.	Stilt Floor	10%
5.	9 Slab of Super Structure	15%
6.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	00%
7.	Sanitary Fittings within Flats / Premises	00%
8.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
9.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	00%
10.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, 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 to Agreement of Sale, Any other Activity	00%

**TABLE-A**

Building/Wing Number- **Building – B** (to be prepared separately for each Building/Wing of the Project)

<b>S. No.</b>	<b>Tasks / Activity</b>	<b>Percentage of Actual Work Done (As on date of the Certificate)</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1.	Excavation	00%
2.	1 Number of Basement(s) & Plinth	00%
3.	0 Number of Podiums	NA
4.	Stilt Floor	00%
5.	9 Slab of Super Structure	00%
6.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	00%
7.	Sanitary Fittings within Flats / Premises	00%
8.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
9.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	00%
10.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical Fittings, Mechanical Equipment's, 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 to Agreement of Sale, Any other Activity	00%

**TABLE-B**

Common Areas (Internal &amp; External Development Works) in respect of the Registered Phase

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done (As on date of Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YAS	00%	-
2.	Water Supply	YES	00%	-
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	00%	-
4.	Strom Water Drains	NA	NA	NA
5.	Landscaping & Tree Planting	YES	00%	-
6.	Street Lighting	YES	00%	-
7.	Community Buildings	NA	NA	NA
8.	Treatment & Disposal of Sewage and Sullage Water	NA	NA	NA
9.	Solid Waste Management & Disposal	NA	NA	NA
10.	Water Conservation / Rain Water Harvesting	YES	00%	-
11.	Energy Management	YES	00%	-
12.	Fire Protection & Fire Safety requirements	YES	00%	-
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	00%	-
14.	Others (Option to Add more)	NA	NA	NA

Yours faithfully,  
M/s. Sachin Ladkat & Associate

License Number-(STATE/R/2022/APL/01613)



Agreed & Accepted by  
Signature of Promoter  
Name:  
Date:

**Reliable Properties**  
*[Signature]*  
**Partner**