ANNEXURE A

Form: 1

[*See* Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 31/03/2024

To
ARYAVART ASSOCIATES
Address:
C/o. S. K. Marble, Survey No. 35/6, Marble Market,
Pune Mumbai Highway, Ambegaon Bk.,
Pune – 411 046.

Subject: Certificate of percentage of Completion of Construction work of the Project "Star Altair Phase - II" (MahaRERA Registration No. **P52100052165**) being developed by 'Aryavart Associates' a registered partnership firm.

I, Nitin Waghmare have undertaken assignment as Architect of certifying percentage of completion of Construction work of Buildings **'A' 'B' and 'Commercial'** in project **"Star Altair Phase - II"** having MahaRERA Registration Number **P52100052165** being developed by "Aryavart Associates".

Based on site inspection, with respect to each of the Buildings 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 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

Building No.: 'A'

Sr. No.	Tasks /Activity	Percentage of work done (As on date of the Certificate)
1.	Excavation	100%
2.	Basements (if any)	N.A.
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	63%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	40%
8.	Sanitary fittings within the Flat / Premises	0%
9.	Staircase, lifts wells and lobbies at each floor level connecting staircases and lift, overhead and underground water tanks.	40%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing the building/wing	0%
11.	Installation of lifts, water pumps, firefighting fitting 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 area appurtenant to building/wing, compound wall and all other requirements as may be required to complete the project as per specification in agreement of sale. Any other Activities.	0%

Building No. : 'B'

Sr. No.	Tasks /Activity	Percentage of work done (As on date of the Certificate)
1.	Excavation	100%
2.	Basements (if any)	N.A.
3.	Podiums (if any)	100%
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slab of Super Structure	40%
7.	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8.	Sanitary fittings within the Flat / Premises	0%
9.	Staircase, lifts wells and lobbies at each floor level connecting staircases and lift, overhead and underground water tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing the building/wing	0%
11.	Installation of lifts, water pumps, firefighting fitting 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 area appurtenant to building/wing, compound wall and all other requirements as may be required to complete the project as per specification in agreement of sale. Any other Activities.	0%

Building No. : 'Commercial'

Sr. No.	Tasks /Activity	Percentage of work done (As on date of the Certificate)
1.	Excavation	0%
2.	Basements (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slab 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.	Staircase, lifts wells and lobbies at each floor level connecting staircases and lift, overhead and underground water tanks.	0%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing the building/wing	0%
11.	Installation of lifts, water pumps, firefighting fitting 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 area appurtenant to building/wing, compound wall and all other requirements as may be required to complete the project as per specification in agreement of sale. Any other Activities.	0%

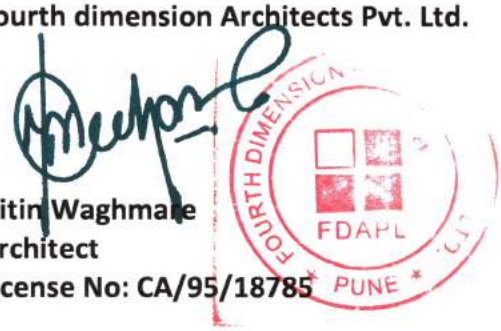
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Table-B
Common Areas (Internal & External Development works) in respect of the entire registered phase / Project Number

Sr. No.	Common area and facilities	Proposed (yes/no)	Percentage of work done (as on date of Certificate)	Details
1	Internal roads & footpaths	Yes	0%	As per agreement
2	Water supply	Yes	0%	Bore well on site with Water Softener Plant
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	STP installed
4	Storm water drains	Yes	0%	As per agreement
5	Landscaping & tree planting	Yes	0%	As Per PMRDA Requirement
6	Street lighting	No	0%	-
7	Community buildings	No	0%	-
8	Treatment and disposal of sewage and sullage water	Yes	0%	STP installed
9	Solid waste management and disposal	Yes	0%	-
10	Water conservation / rain water harvesting	Yes	0%	Work done as required
11	Energy management	Yes	0%	-
12	Fire protection and fire safety requirements	Yes	0%	As per Required by Provisional NOC
13	Electrical meter room, sub-station, receiving station	Yes	0%	As per MSEDCL Requirement
14	Others(option to add more)	-	-	-

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Yours faithfully
Fourth dimension Architects Pvt. Ltd.



Nitin Waghmare
Architect
License No: CA/95/18785

Agreed and Accepted by:

Signature of Promoter
For Aryavart Associates
Through its Designated Partner
Sohan Mukanaram Jhuria
Date: 31th March, 2024