

Rao Arch

Architects | Engineers | Interior design

Address : 201, Moreshwar Apartment, Narayan Peth, Pune - 411030.

Tel. 020 24441044

Email address - raearchpune@gmail.com

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: 05/03/2024

To

**M/s. AGN Ventures, M/s. Eagle Developers
& Bhosale Patel Parmar Properties**

Address: 709/710, Shop Zone,

Above Colors Showroom,

M.G Road, Near Bank of India,

Ghatkopar (West), Mumbai - 400086.

Subject: Certificate of Percentage of Completion of Construction Work of group housing scheme The Mpire, Fursungi, Pune. For Building-C having MahaRERA Registration Number P52100025862 situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, Village - Fursungi, Tal - Haveli, Dist- Pune, PIN- 412308 admeasuring 23280 sq.mts. area being developed by M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties.

Sir,

We M/s. Rao Arch through partner Rahul Londhe has undertaken assignment as an Architect / Engineer of certifying Percentage of Completion of Construction Work of group housing scheme The Mpire, Fursungi, Pune. For Building-C having MahaRERA Registration Number P52100025862 situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, Village - Fursungi, Tal - Haveli, Dist- Pune, demarcated by its boundaries (18°28'34.61"N 73°58'35.42"E) S.no. 236(P), Hissa No.4 to the North, (18°28'30.88"N 73°58'34.65"E) S.no. 236(P) to the South, (18°28'31.52"N 73°58'37.77"E) adj. nala to the East, (18°28'31.89"N 73°58'31.12"E) S. No. 235 to the West of Division Pune, Village - Fursungi, Tal - Haveli, Dist- Pune, PIN- 412308 admeasuring 23280 sq.mts. area being developed M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties.

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.



FORM 1 [see Regulation 3]**ARCHITECT'S CERTIFICATE UPTO 31.12.2023****Table A - THE MPIRE PROJECT****BUILDING C -TORNA PHASE II**

Sr. No	Tasks /Activity	Percentage of work done (As on 31.12.23)
1	Excavation & Site Cleaning	100
2	1 no of Plinth	100
3	Lower Ground & Ground parking floor	100
4	1 number of Podiums	100
5	15 number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100
7	Sanitary Fittings within the Flat/Premises	100
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	100
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, entrance lobby/s, plinth Finishing to protection, paving of areas appurtenant to Building/ Wing, Compound and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	95

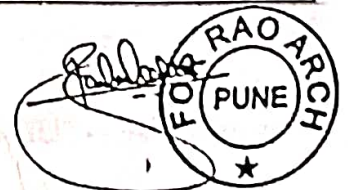
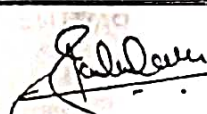
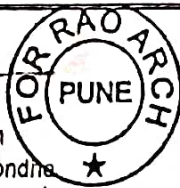


Table B - THE MPIRE PROJECT, BUILDING C -TORNA PHASE II			
Common Area (Internal & External Development Works) in Respect of the entire Registered Phase/Project			
Sr. No	Common areas and facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on 31.12.23)
1	Internal Roads & Footpaths	Y	95
2	Water Supply & Electricity	Y	90
3	Sewerage (Chamber, lines, Septic Tank, STP)	Y	95
4	Storm Water Drains	Y	95
5	Landscaping & Tree Planting	Y	95
6	Street Lighting	Y	90
7	Community Building	Y	00
8	Treatment and disposal of sewage and sullage water	Y	95
9	Solid Waste Management & Disposal	Y	90
10	Water Conservation/ Rain water harvesting	Y	90
11	Energy management	Y	95
12	Fire protection	Y	95
13	Electric meter room, sub station	Y	95
14	Solar	Y	95
15	Entrance Gate	Y	00


 M/s. Rao Arch Through
 Ar. S. B. Wasade & Rahul Londhe
 (Architect/Engineer)
 (Lic No. CA/2017/84610 & PMRDA/07/2016)



For EAGLE DEVELOPERS

Agreed and Accepted by:

 PARTNER

Signature of Promoter :

Name: M/s. AGN Ventures, M/s. Eagle Developers &
 Bhosale Patel Parmar Properties Through Abhishek Patel