



JOSHI DESHAWARE & ASSOCIATES

ARCHITECTS • PLANNERS

ARCHITECT'S CERTIFICATE (FORM 1)

Date: 28/09/2022

To,
Ashar Venture,
Ashar IT Park,
Road No. 16/Z, Wagle Estate
Nr. Agricultural Office
Thane (W) - 400604
Thane.

Subject: - Certificate of Percentage of Completion of Construction Work building/wing named as "A" of the Phase II situated on the plot bearing C.T.S. No 342(P) Sub Plot -2 At Majiwade, Thane of the project of (Maha RERA Registration Number P51700016015), being developed by M/s Ashar Venture.

Sir,

We M/s JOSHI DESHAWARE AND ASSOCIATES have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 1 No of building "A" of the Phase II of Project, developed by M/s Ashar Venture.

Based on Site Inspection, with respect to each of the building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for building of the Real Estate Project as registered vide Number (P51700016015) under Maha RERA 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.

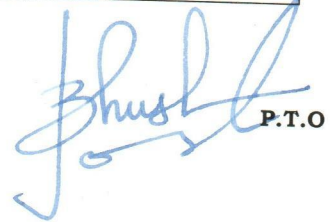
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TABLE-A		
Bldg - A		
Sr. No.	Task / Activity	Percentage of work done
1	Excavation	100%
2	1 Number of Plinth	100%
3	Zero number of Podiums	100%
4	One Stilt Floor	100%
5	33 numbers of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/ Premises, Doors and Windows to each of the Flat/ Premises	100%
7	Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat / Premises	100%
8	Staircase, 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, 25% 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 Obtain Occupation / Completion Certificate	100%


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TABLE -B				
Bldg - A				
Internal & External Development Works in Respect of the entire Registered Phase				
Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/ No)	Percentage of work done	Details
1	Internal Roads &Footpaths	Yes	100%	
2	Water Supply	Yes	100%	
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	100%	
4	Storm Water Drains	Yes	100%	
5	Landscaping & Tree Planting	Yes	100%	
6	Street Lighting	Yes	100%	
7	Community Buildings	Yes	100%	Club House
8	Treatment and disposal of sewage and sullage water	No	100%	
9	Solid Waste management & Disposal	No	100%	
10	Water conservation, Rain water harvesting	Yes	100%	
11	Energy management	No	100%	
12	Fire protection and fire safety requirements	Yes	100%	
13	Electrical meter room, Sub-station, receiving station	Yes	100%	
14	Solar Panels	Yes	100%	

Yours Faithfully,
Joshi Deshaware & Associates

Ar.Bhushan Joshi (Architect)
License No. CA. NO. 2010/49068

Agreed & Accept By
For M/S Ashar Ventures

Mr. Ajay Pratap Ashar
Partner