

Swapnil Potdar

Annexure A

FORM 1

ARCHITECT'S CERTIFICATE

Date: 07-January-2023

To
The Astrum Developments Private Limited,
101, Kalpataru Synergy,
Opp Grand Hyatt,
Santacruz East, Mumbai Suburban, 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Kalpataru Aurum having MahaRERA Registration Number MahaRERA Registration No.:P52100033791 being developed by Astrum Developments Private Limited.

Sir,

I/We Swapnil Potdar have undertaken assignment as Architect/Licensed Surveyor of certifying percentage of Completion of Construction Work of Kalpataru Aurum having MahaRERA Registration Number MahaRERA Registration No.:P52100033791 being developed by Astrum Developments Private Limited.

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on 31-Dec-2022 (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under MahaRERA Registration No.:P52100033791 is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

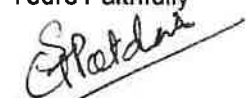
TABLE A		
Kalpataru Aurum - Wing - A1, A2 and A3		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	96 %
2	3 nos of Common Basement within the building footprint	1 %
3	5 nos of Common Podiums falling within the building footprint	-
4	Plinth	-

5	0 nos of Stilt Floor (falling within the building footprint)	-
6	21 nos of Slabs for Super Structure	-
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	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, 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	-

TABLE B				
Internal & External Development Works in Respect of the entire Registered Phase				
Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	Internal Roads & Footpaths	YES	-	To be done before completion of Project
2	Water Supply	YES	-	Water Supply from Local Authority
3	Sewerage (Chamber, Lines, Septic Tank , STP)	YES	-	STP Only
4	Storm Water Drains	YES	-	To be done before completion of Project
5	Landscaping & Tree Planting	YES	-	To be done before completion of Project
6	Street lighting	YES	-	To be done before completion of Project
7	Club house, fitness centers, swimming pool & other recreation areas	YES	-	Common Amenities as per AFS

8	Treatment And Disposal Of Sewage And Sullage Water	YES	-	To be done before completion of Project
9	Solid Waste Management And Disposal	YES	-	To be done before completion of Project
10	Water Conservation, Rain water Harvesting	YES	-	To be done before completion of Project
11	Energy management	YES	-	To be done before completion of Project
12	Fire Protection And Fire Safety Requirements	YES	-	To be done before completion of Project
13	Electrical Meter Room, Sub-Station, Receiving Station	YES	-	Electric meter and Sub Station only
14	All parking levels other than below buildings	YES	-	To be done before completion of Project
15	Other Common Areas and Facilities, Amenities (If Any)	YES	-	To be done before completion of Project
16	Aggregate area of recreational open space	YES	-	Common RG as per AFS
17	Open Parking	YES	-	To be done before completion of Project

Yours Faithfully



Swapnil Potdar
(License No.: CA/2002/29969)



Agreed and Accepted by:

Astrum Developments Private Limited
Date: 07-January-2023

