



**AR. SHASHIKANT  
V. DESHMUKH**

GD. Arch. M.C.A. F.I.V.F.IIA. A.I.I.I.D. M.I.C.A.

ARCHITECT, REGD. VALUER & INT. DESIGNER.

Date : 4 July 2023

**FORM 1  
ARCHITECT'S CERTIFICATE**

**Director,**

Neelkanth Realtors Pvt. Ltd.,  
508, Dalamal House  
Jamnalal Bajaj Road,  
Nariman Point  
MUMBAI 400 021

**SUB :** Certificate of Percentage of Completion of Construction work of Building No.1 (Lakeview ) situated on the plot bearing Survey No.194/1B (Part) at village Majiwade, Thane (West) (MAHA RERA NUMBER P51700007123) demarcated by its boundaries  $19^{\circ}13'08.82''$  to the North  $72^{\circ}57'30.83''$  to the East of Village Majiwade, Taluka and District Thane, PIN 400610; building plinth area admeasuring 352.38 square metres being part of layout development on property admeasuring 8266.00 Sq.mtrs (plot reserved for housing the dis-housed) and a part of the larger property being developed in phase wise manner by M/s Neelkanth Realtors Pvt. Ltd.

Sir,

I, Shri. Shashikant V. Deshmukh of have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the Building No.1 (Lakeview) situated on the plot bearing Survey No.194/1B(Part) x at village Majiwade, Thane (w) building plinth area admeasuring 352.38 square metres being part of layout development on Property admeasuring 8266.00 Sq.mtrs (plot reserved for housing the dis-housed) and a part of the larger property being developed in phase wise manner by M/s Neelkanth Realtors Pvt. Ltd.

Following technical professionals are appointed by Owner/Promoter :-

- i. Shashikant V. Deshmukh as Architect
- ii. M/s Sterling Engineering Consultancy Services Pvt. Ltd. as Structural Engineers
- iii. MEP Consultant – M/s Enviro-Con.
- iv. Shri Kartik Samanta as Site Supervisor



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Based on Site Inspection, with respect to the building of the aforesaid Real Estate Project, I certify that as on date of this certificate, the Percentage of work done for the building on the Real Estate Project 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  
For Building No.1 – Lower Stilt + Upper Stilt / Upper ground + 28 floors  
As per amended approval dated 31.12.2021

| Sr.No. | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                                             | Percentage of work Done |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                 | 100%                    |
| 2      | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 3      | One Number of Podium                                                                                                                                                                                                                                                                                                                                                                                                       | 40%                     |
| 4      | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 5      | 28 Numbers of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 6      | Internal Walls, Internal Plaster, Floorings within Flats/premises, Doors and Windows to each of the Flat / Premises                                                                                                                                                                                                                                                                                                        | 80%                     |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical fittings within the Flat / Premises                                                                                                                                                                                                                                                                                                                                 | 4%                      |
| 8      | Staircase, lifts wells and lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                               | 91%                     |
| 9      | The external Plumbing and external plaster elevation completion of terraces with water proofing of the Building /Wing                                                                                                                                                                                                                                                                                                      | 90%                     |
| 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, 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 | 0%                      |
| 11     | Finishing to entrance lobby/s plinth protection, paving areas appurtenant to Building /Wing, compound wall, and all other requirements as may be required to obtain Occupation / Completion Certificate                                                                                                                                                                                                                    | 5%                      |





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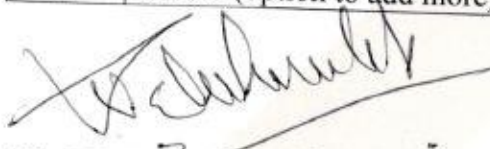
GD. Arch. M.C.A. F.I.V.F.IIA. A.I.I.I.D. M.I.C.A.

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**TABLE B**

**Internal and External Development works in respect of the entire Registered Phase**

| Sr.No. | Common areas & facilities, Amenities                  | Proposed (Yes/No.) | Percentage of Work Done | Details                                                        |
|--------|-------------------------------------------------------|--------------------|-------------------------|----------------------------------------------------------------|
| 1      | Internal Roads & footpaths                            | Yes                | 0%                      | Work not yet commenced                                         |
| 2      | Water Supply                                          | Yes                | 0%                      | Work not yet commenced                                         |
| 3      | Sewerage (chamber lines, septic tank, STP)            | Yes                | 60%                     | STP is proposed for building No.1 & work is in progress        |
| 4      | Storm Water Drains                                    | Yes                | 0%                      | Work not yet commenced                                         |
| 5      | Landscaping & Tree Planting                           | Yes                | 0%                      | Work not yet commenced                                         |
| 6      | Street Lighting                                       | Yes                | 0%                      | Work not yet commenced                                         |
| 7      | Community Buildings                                   | Yes                | 0%                      | Clubhouse is proposed and work is not yet commenced            |
| 8      | Treatment and disposal of sewage and sullage water    | No.                | N.A.                    | -----                                                          |
| 9      | Solid waste management & Disposal                     | No.                | N.A.                    | -----                                                          |
| 10     | Water conservation, Rain water Harvesting             | Yes.               | 0%                      | Rainwater harvesting is proposed but work is not yet commenced |
| 11     | Energy management                                     | Yes                | 0%                      | Solar water heating system is proposed                         |
| 12     | Fire protection and fire safety requirements.         | Yes.               | 0%                      | Work not yet commenced                                         |
| 13     | Electrical meter room, sub-station, receiving station | Yes.               | 0%                      | Only electrical meter room is proposed.                        |
| 14     | Others (option to add more)                           |                    |                         |                                                                |

  
**AR. S.V. DESHMUKH**  
REG. NO.CA/76/3262