

1 ARCHITECTURAL CONSULTANT

604, 6th Floor, Civic Centre, Opp. Sunshine Plaza,

M.M.G.S. Marg, Dadar (East), Mumbai - 400 014.

Tel : +91 - 022 - 2411 0137 Fax : +91 - 022 2411 0209

Email : info@1architecturalconsultants.com

Website : www.1architecturalconsultants.com

FORM 1

ARCHITECT'S CERTIFICATE

Date : 30/06/2022

To,
The,
N D Developers
303, Palai Complex,
Plot No.359, Bhandarkar Road,
Matunga C.R., Mumbai-400019

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building of the Project Palai towers situated on the Plot bearing CTS No 902 demarcated by its boundaries Piramal nagar to the North, Patkar college to the South, Goregaon Railway station to the East and SV Road to the West of village Pahadi goregaon-west of Borivali taluka, PIN 400062 admeasuring 7159.30 sq.mts. area being developed by N D Developers

Sir,

I, Mr. Millind Samel of **1 Architectural Consultant** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the One Building two Wings of the Project situated on the plot bearing CTS NO 902 of village pahadi Goregaon-west, Borivali Taluka, Pin- 400062 admeasuring 7159.30 sq.mts. area being developed by N D Developers

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s **1 Architectural consultant** as L.S. / Architect
- (ii) M/s **Sura & Associates** as Structural Consultant
- (iii) M/s **Vikas Joshi & Associates** as MEP Consultant
- (iv) M/s **Shri Sandeep S. Samel** as Site Supervisor

Based on Site Inspection, with respect to 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 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.

Table –A

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	Two Number of Basement (s) and 1 Plinth	100%
3	6 Number of Podium	100%
4	Stilt Floor 1	100%
5	33 Number of slabs of super structure.	69.46% (Total 23 slabs completed)
6	Internal walls, Internal plaster, Flooring within Flats/premises, Doors and windows to each of the Flat / Premises.	40%
7	Sanitary fitting within the flat /premises, Electrical Fittings within the Flat/Premises.	3.33%
8	Staircase, Lifts Wells and Lobbies at each Floor level connecting Staircase and lifts, Overhead and Underground Water tanks.	59.09%
9	The External plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Wing.	20%
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 condition 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.	20%

Table –B

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.	NO		
2.	Water Supply.	YES	20%	
3.	Sewerage (Chamber, lines, Septic Tank, STP).	YES	20%	
4.	Storm Water Drains.	YES	42%	
5.	Landscaping & Tree Planting	YES	0%	Yet not started
6.	Street Lighting	YES	0%	Yet not started
7.	Community Building	NA		
8.	Treatment and disposal of sewage and sullage water	YES	0%	Yet not started
9.	Water Conservation, Rain water harvesting	YES	0%	Yet not started
10.	Energy Management.	NO		
11.	Fire protection and fire safety requirements.	YES	45%	
12.	Electrical Meter Panel/Room, Sub-station, receiving station	YES	30%	
13.	Others (Option to Add more)	NA		

Yours faithfully,

1 ARCHITECTURAL CONSULTANT

M. Wind Samel

MILLIND SAMEL

Licensed Surveyor
(License No-S/526/LS)