



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)

To

The **CAPSTONE REALTY**

Subject : Certificate of Percentage of Completion of Construction Work of 2, No. of Building(s) **A,B**, Wing(s) of Phase of the Project (Gujarat RERA Registration Number **PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA09919/A1M/180423** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot No **NA** demarcated by its boundaries (latitude and longitude of the end the West of Division, Village **NA**, taluka **Gandhinagar**, District **Gandhinagar**, PIN **NA**, admeasuring 3521.0 sq.mts. area being developed by **CAPSTONE REALTY**

Sir,

I/We **HIRENBHAI HASMUKHBHAI PRAJAPATI** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 2, Building(s) **A,B**, Wing(s) of Phase of the Project situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **NA** of Division, taluka **Gandhinagar**, District **Gandhinagar**, PIN **NA**, admeasuring 3521.0, sq.mts. area being developed by (Promoter's Name) **CAPSTONE REALTY**, as per the approved plan.

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

(i) M/s./Shri/Smt. **HIREN HASMUKHBHAI PRAJAPATI** as Architect/Engineer (i) M/s./Shri/Smt. **HIREN HASMUKHBHAI PRAJAPATI** as Architect/Engineer (i) M/s./Shri/Smt. **HIREN HASMUKHBHAI PRAJAPATI** as Architect/Engineer

(ii) M/s./Shri/Smt. **NISHANT DILIPBHAI SHETH** as Structural Consultant (ii) M/s./Shri/Smt. **NISHANT DILIPBHAI SHETH** as Structural Consultant (ii) M/s./Shri/Smt. **NISHANT DILIPBHAI SHETH** as Structural Consultant

Based on Site Inspection by undersigned on **05-Jan-2024** date and with respect to each of the Building/Wing or of the plots as the case may be 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 as registered vide number **PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA09919/A1M/180423** under GujRERA 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 A and B.

Table – A

A				
Sr. No	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	100	15-12-2021	14-12-2025
2	2 number of Basement(s) and Plinth (No. & %)	100	15-12-2021	14-12-2025
3	NA number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	0	15-12-2021	14-12-2025
5	14 number of Slabs of Super Structure (No. & %)	100	15-12-2021	14-12-2025
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	75	15-12-2021	14-12-2025
7	Sanitary Fittings & color work within the Flat/Premises (%)	0	15-12-2021	14-12-2025
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	50	15-12-2021	14-12-2025
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	80	15-12-2021	14-12-2025
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 (%)	10	15-12-2021	14-12-2025

Table – A				
B				
Sr. No	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	100	15-12-2021	14-12-2025
2	2 number of Basement(s) and Plinth (No. & %)	100	15-12-2021	14-12-2025
3	NA number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	0	15-12-2021	14-12-2025
5	14 number of Slabs of Super Structure (No. & %)	100	15-12-2021	14-12-2025
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	70	15-12-2021	14-12-2025
7	Sanitary Fittings & color work within the Flat/Premises (%)	0	15-12-2021	14-12-2025
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	50	15-12-2021	14-12-2025
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	80	15-12-2021	14-12-2025
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 (%)	10	15-12-2021	14-12-2025

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	Remarks	Activity Start Date	Activity Completion Date
1	Internal Roads & Footpaths	YES	0	0	15-12-2021	14-12-2025
2	Water Supplys	YES	0	0	15-12-2021	14-12-2025
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0	0	15-12-2021	14-12-2025
4	Storm Water Drains	YES	0	0	15-12-2021	14-12-2025
5	Landscaping & Tree Planting	YES	0	0	15-12-2021	14-12-2025
6	Street Lighting	YES	0	0	15-12-2021	14-12-2025
7	Community Buildings	YES	25	0	15-12-2021	14-12-2025
8	Treatment and disposal of sewage and sullage water /STP	YES	0	0	15-12-2021	14-12-2025
9	Solid Waste Management & Disposal	NO	NA	NA	NA	NA
10	Water Conservation,Rain Water Harvesting,Percolating Well/Pit .	YES	0	0	15-12-2021	14-12-2025
11	Energy Management	NO	NA	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	YES	0	0	15-12-2021	14-12-2025
13	Electrical Meter Room, Sub-station,Receiving Station.	YES	0	0	15-12-2021	14-12-2025
14	Fire fighting facilities	NO	NA	NA	NA	NA
15	Drinking water facilities	NO	NA	NA	NA	NA
16	Emergency evacuation services	NO	NA	NA	NA	NA
17	Use of renewable energy	NO	NA	NA	NA	NA
18	Security using CCTV surveillance	YES	0	0	15-12-2021	14-12-2025
19	Letter Box	YES	0	0	15-12-2021	14-12-2025

Table - B Other					
Internal & External Development Works in Respect of the entire Registered Phase					
Sr. No.	Common areas and Facilities Amenities	Percentage of work done	Remarks	Activity Start Date	Activity Completion Date
1	0	0	0	15-12-2021	14-12-2025

Yours Faithfully,

Name of Architect	HIRENBHAI HASMUKHBHAI PRAJAPATI
Council of Architects(CoA) Registration No.	CA/2015/68391
Council of Architects(CoA) Registration valid till	31-Dec-2024
Date of physical visit to the site	05-Jan-2024
Firm Name	H K ARCHITECTS
Remark	RERA CERTIFICATE

@This is online submitted document with due eKYC done, hence no physical signature required.

