

DESIGNERS COMBINE
FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE
ARCHITECTURE ENVIRONMENT

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 03/05/2023

To

The Takshashila Resicom Pvt Ltd
More Towers,
Elliesbridge, Ahmedabad

Subject: Certificate of Percentage of Completion of Construction Work of 2 No. of Building of More Towers (Maxima & Optima- Regalia Tower) of the of the Project (Gujarat RERA Registration Number : **Applied**) situated on the Plot bearing Final Plot no 560 demarcated by its boundaries (latitude and longitude of the end points 23.022165, 72.568693 And 23.023523, 72.569179) Lay out Plan Showing Prop. Comm. Building S.P. NO : 560/1 OF F.P. NO 560, T.P.S. NO 3 (ELLIESBRIDGE – CHADAVAD Taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 6820.73 sq. mts. area being developed by Takshashila Resicom Pvt Ltd

Sir,

I/We **Designer Combine** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work Construction Work of 2 No. of Building of More Towers (Maxima & Optima- Regalia Tower) of the of the Project (Gujarat RERA Registration Number: : **Applied**) situated on the Plot bearing Final Plot no 560 demarcated by its boundaries (latitude and longitude of the end points 23.022165, 72.568693 And 23.023523, 72.569179) Lay out Plan Showing Prop. Comm. Building S.P. NO : 560/1 OF F.P. NO 560, T.P.S. NO 3 (ELLIESBRIDGE – CHADAVAD Taluka Sabarmati District Ahmedabad PIN 380006 admeasuring 6820.73 sq. mts. area being developed by Takshashila Resicom Pvt Ltd as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- a. M/s Designers Combine as Engineer;
- b. M/s Mahimtura Consultants Pvt Ltd as Structural Consultant
- c. M/s Shilp Shree Project Management Consultant as PMC
- d. M/s Artech Engineering Solutions as MEP Consultant
- e. Shailesh Manubhai Shah (C.O.W.)

Based on Site Inspection by undersigned on 01/05/2023 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

Handwritten Signature

HEMANT HASMUKHBHAI SHAH
4, Sardar Patel Nagar,
Elliesbridge, Ahmedabad-6
ARCH. LIC. NO. 2610067827
001AR20122610027

4, SARDAR PATEL NAGAR, OPP. BAYARCHI RESTAURANT, ELLISBRIDGE, AHMEDABAD.



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 under Guj 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 A and B.

Table – A

Building Name : Maxima Tower

(to be prepared separately for each Building/Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0
2	3 number of Basement(s) and Plinth	0
3	Number of Podiums	N/A
4	Stilt Floor	0
5	Total 20 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
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

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 4, Sardar Patel Nagar,
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Table – A

Building Name : Optima - Regalia Tower

(to be prepared separately for each Building/Wing of the Project)

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0
2	3 number of Basement(s) and Plinth	0
3	Number of Podiums	N/A
4	Stilt Floor	0
5	Total 23 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
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

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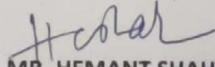


TABLE-B

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
1	Internal roads & footpaths	YES	0%	
2	Water supply	YES	0%	
3	Sewerage (chamber, lines)	YES	0%	
4	Storm water drains	YES	0%	
5	Landscaping & tree planting	YES	0%	
6	Street lighting	YES	0%	
7	Community buildings	YES	0%	
8	Treatment and disposal of sewage and sullage water / STP	YES	0%	
9	Solid waste management & disposal	YES	0%	
10	Water conservation, rain water harvesting, percolating well/pit	YES	0%	
11	Energy management	NO	NA	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station	YES	0%	
14	Fire Fighting Facilities	YES	0%	
15	Drinking Water Facilities	NO	NA	
16	Emergency Evacuation Services	NO	NA	
17	Use of, Renewable Energy	YES	0%	
18	Security Using CCTV Surveillance	YES	0%	
19	Letter Box	YES	0%	
20	Others (option to add more)	NO	NA	

Yours Faithfully,



MR. HEMANT SHAH
 DESIGNERS COMBINE
 Architect
 License No. CA96/20564
 Valid till 31/12/2026

HEMANT HASMUKHBHAI SHAH
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