



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 **LYCKA PROPERTIES PRIVATE LIMITED**

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/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09961/230322** 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 **Ahmedabad City**, District **Ahmedabad**, PIN **NA**, admeasuring 2878.5 sq.mts. area being developed by **LYCKA PROPERTIES PRIVATE LIMITED**

Sir,

I/We **TEJENDRAKUMAR PRAKASHCHANDRA PATEL** 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 **Ahmedabad City**, District **Ahmedabad**, PIN **NA**, admeasuring 2878.5, sq.mts. area being developed by (Promoter's Name) **LYCKA PROPERTIES PRIVATE LIMITED**, as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: - **LYCKA PROPERTIES PRIVATE LIMITED**

(i) M/s./Shri/Smt. **JHARNA NAGORI** as Architect/Engineer (i) M/s./Shri/Smt. **JHARNA NAGORI** as Architect/Engineer

(ii) M/s./Shri/Smt. **Amee Associates** as Structural Consultant (ii) M/s./Shri/Smt. **Amee Associates** as Structural Consultant

Based on Site Inspection by undersigned on **05-Feb-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/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09961/230322** 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	02-10-2022	31-12-2022
2	2 number of Basement(s) and Plinth (No. & %)	100	02-10-2022	31-12-2022
3	NA number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	62	01-01-2023	31-12-2024
5	15 number of Slabs of Super Structure (No. & %)	72	01-01-2023	31-12-2024
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	45	01-01-2023	31-12-2024
7	Sanitary Fittings & color work within the Flat/Premises (%)	5	01-01-2024	31-12-2025
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	35	01-01-2024	31-12-2025
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	30	01-01-2024	31-12-2025
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 (%)	0	01-01-2024	31-12-2025

Table – A

B

Sr. No	Tasks/Number	Percentage of work done	Activity Start Date	Activity Completion Date
1	Excavation	100	02-10-2022	31-12-2022
2	2 number of Basement(s) and Plinth (No. & %)	100	02-10-2022	31-12-2022
3	NA number of Podiums (No. & %)	0	NA	NA
4	Stilt Floor (%)	65	01-01-2023	31-12-2024
5	15 number of Slabs of Super Structure (No. & %)	62	01-01-2023	31-12-2024
6	Internal & External walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises (%)	42	01-01-2023	31-12-2024
7	Sanitary Fittings & color work within the Flat/Premises (%)	10	01-01-2024	31-12-2025
8	Staircases Lifts Wells, Ramp and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks (%)	36	01-01-2024	31-12-2025
9	The external plumbing and external plaster elevation, external color, drainage work, completion of terraces with waterproofing of the Building/Wing (%)	5	01-01-2024	31-12-2025
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 (%)	55	01-01-2024	31-12-2025

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	NA	01-01-2024	31-12-2026
2	Water Supplies	YES	0	NA	01-01-2024	31-12-2026
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0	NA	01-01-2024	31-12-2026
4	Storm Water Drains	YES	0	NA	01-01-2024	31-12-2026
5	Landscaping & Tree Planting	YES	0	NA	01-01-2027	31-12-2027
6	Street Lighting	YES	0	NA	01-01-2027	31-12-2027
7	Community Buildings	NO	0	NA	NA	NA
8	Treatment and disposal of sewage and sullage water /STP	YES	0	NA	01-01-2027	31-12-2027
9	Solid Waste Management & Disposal	NO	0	NA	NA	NA
10	Water Conservation,Rain Water Harvesting,Percolating Well/Pit .	YES	0	NA	01-01-2027	31-12-2027
11	Energy Management	NO	0	NA	NA	NA
12	Fire Protection and Fire Safety Requirements	YES	0	NA	01-01-2027	31-12-2027
13	Electrical Meter Room, Sub-station,Receiving Station.	YES	0	NA	01-01-2027	31-12-2027
14	Fire fighting facilities	YES	0	NA	01-01-2027	31-12-2027
15	Drinking water facilities	YES	0	NA	01-01-2027	31-12-2027
16	Emergency evacuation services	NO	0	NA	NA	NA
17	Use of renewable energy	NO	0	NA	NA	NA
18	Security using CCTV surveillance	YES	0	NA	01-01-2027	31-12-2027
19	Letter Box	YES	0	NA	01-01-2027	31-12-2027

Yours Faithfully,

Name of Architect	TEJENDRAKUMAR PRAKASHCHANDRA PATEL
Council of Architects(CoA) Registration No.	CA/2019/112391
Council of Architects(CoA) Registration valid till	31-Dec-2031
Date of physical visit to the site	05-Feb-2024
Firm Name	TEJENDRAKUMAR PRAKASHCHANDRA PATEL
Remark	My Scope of work is limited to visiting the site and providing Architect Certificate for RERA Registration in Form 1.

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