



Ref: JA/2023/0054

Date: 19-January-2023

**Annexure A
FORM 1**

ARCHITECT'S CERTIFICATE

To

The Arimas Real Estate Private Limited,
101, Kalpataru Synergy,
Opp Grand Hyatt,
Santacruz East, Mumbai Suburban, 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Kalpataru Elitus having MahaRERA Registration Number P51800023840 being developed by Arimas Real Estate Private Limited

Sir,

I Mr. Nandkumar V. Jethe have undertaken assignment as Architect/ Licensed Surveyor of certifying percentage of Completion of Construction Work of Kalpataru Elitus having MahaRERA Registration Number P51800023840 being developed by Arimas Real Estate Private Limited

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on **31-Dec-2022** (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under P51800023840 is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.

TABLE A		
Kalpataru Elitus - Tower A		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	100 %
2	2 nos of Common Basement within the building footprint	93 %
3	5 nos of Common Podiums falling within the building footprint	80 %
4	Plinth	100 %
5	1 nos of Stilt Floor (falling within the building footprint)	100 %
6	39 nos of Slabs for Super Structure	8 %
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	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	-

TABLE A		
Kalpataru Elitus - Tower B		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	100 %
2	2 nos of Common Basement within the building footprint	93 %
3	5 nos of Common Podiums falling within the building footprint	60 %
4	Plinth	100 %
5	1 nos of Stilt Floor (falling within the building footprint)	100 %
6	39 nos of Slabs for Super Structure	5 %
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	-
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	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	-

TABLE A		
Kalpataru Elitus - Tower C		
Sr. No.	Items of Work	Work completion (in %)
1	Excavation and Earthwork	100 %
2	2 nos of Common Basement within the building footprint	100 %
3	5 nos of Common Podiums falling within the building footprint	-
4	Plinth	100 %
5	1 nos of Stilt Floor (falling within the building footprint)	100 %
6	39 nos of Slabs for Super Structure	79 %
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	7 %
8	Sanitary fittings within the flat/Premises, Electrical fittings within flat/Premises	-
9	Staircases, Lift wells & Lobbies, at each floor level connecting staircases and lifts, overhead and underground water tanks & LMR. Cost to exclude RCC/MEP/Metal works, Masonry & Plaster, Internal Painting	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	-
11	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	-

TABLE B				
Internal & External Development Works in Respect of the entire Registered Phase				
Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	All parking levels other than below buildings	YES	3 %	To be done before completion of Whole Project
2	Other Common Areas and Facilities, Amenities (If Any)	YES	26 %	To be done before completion of Whole Project
3	Aggregate area of recreational open space	YES	-	3837.69 sq Mts. Common RG as per AFS
4	Internal Roads & Footpaths	YES	-	To be done before completion of Whole Project
5	Water Supply	YES	-	Water Supply from Local Authority
6	Sewerage (Chamber, Lines, Septic Tank , STP)	YES	-	STP Only
7	Storm Water Drains	YES	-	To be done before completion of Whole Project
8	Landscaping & Tree Planting	YES	-	To be done before completion of Whole Project
9	Street lighting	YES	-	To be done before completion of Whole Project
10	Club house, fitness centers, swimming pool & other recreation areas	YES	-	Common as per AFS
11	Treatment And Disposal Of Sewage And Sullage Water	YES	-	To be done before completion of Whole Project
12	Solid Waste Management And Disposal	YES	-	To be done before completion of Whole Project

13	Water Conservation, Rain water Harvesting	YES	-	To be done before completion of Whole Project
14	Energy management	YES	-	To be done before completion of Whole Project
15	Fire Protection And Fire Safety Requirements	YES	-	To be done before completion of Whole Project
16	Electrical Meter Room, Sub-Station, Receiving Station	YES	-	Electric meter and Sub Station only

Yours Faithfully

**NANDKUMAR
VISHWANATH
JETHE**

Digitally signed by
NANDKUMAR
VISHWANATH JETHE
Date: 2023.01.20 12:19:08
+05'30'

Mr. Nandkumar V. Jethe
(Licensed Architect)
(License No: CA/96/20792)

Agreed and Accepted by:



Arimas Real Estate Private Limited
Date: 19-January-2023