

TIWASKAR & ASSOCIATES N B Tiwaskar

Chartered Engineer, Licensed Surveyor, Project Consultant, Structural Engineer,
503, Exim Link, Mulund Goregaon Link Road, Nahur (W), Mumbai 400 078.
Tel: 022 2566 9176 Email: tiwaskarasso@gmail.com

Annexure

FORM 1

[See Regulation 3]

ARCHITECT'S / L S CERTIFICATE

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

Date: 02.01.2024

To,
M/s. MAHENDRA REALTORS
603, Quantum Tower, Ram Baugh Lane,
Malad (West), Mumbai – 400 064.

Subject: Certificate of Percentage of Completion of Construction Work of project “**VRISHABH HEIGHTS**” having MahaRERA Registration No. *P51800028096 consist of Building – 01 with Wings (A & B) Situated on plot bearing CTS. No. 183, 183/1 to 183/14 of Village Kondivita, Kadam Wadi Lane, Off Andheri – Kurla Road in K / E Ward admeasuring 928.30 Sq. Mtr Area, being developed by Mahendra Realtors.

Sir,

I/We NITIN. B. TIWASKAR have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion Work of “Vrishabh Heights” having MahaRERA Registration No.*P51800028096, being developed by MAHENDRA REALTORS.

Based on site Inspection, with respect to Layout / 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 MahaRERA is as 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

Layout / Building / Wing Number “A” (to be prepared separately for each Layout/Building/Wing of the Project).

Sr.No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on the date of certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	N A
3.	Podium(if any)	N A
4.	Plinth	100%

5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster,	95%
8.	Floorings, Doors and windows within flats / Premises.	Nil
9.	Sanitary fittings within the flat / premises	Nil
10.	Staircase, Lift well, and lobbies at each floor level, Overhead and Underground Water Tank.	100%
11.	External plumbing and external plaster, elevation, completion of terrace with water proofing of the building/wing	100%
12.	Installation of lifts, water pumps, Firefighting and equipment as per CFO Noc, Electrical fittings, 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 the other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	90%

TABLE-A

Layout / Building / Wing Number “B” (to be prepared separately for each Layout/Building/Wing of the Project).

Sr.No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on the date of certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	N A
3.	Podium(if any)	N A
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster,	95%
8.	Floorings, Doors and windows within flats / Premises.	Nil
9.	Sanitary fittings within the flat / premises	Nil
10.	Staircase, Lift well, and lobbies at each floor level, Overhead and Underground Water Tank.	100%
11.	External plumbing and external plaster, elevation, completion of terrace with water proofing of the building/wing	100%
12.	Installation of lifts, water pumps, Firefighting and equipment as per CFO Noc, Electrical fittings, 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 the other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	90%

TABLE-B

Common Areas (Internal and External Development Works) in respect of the Registered
Phase/Project Number

Sr.No. (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Don (As on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No	N A	N A
2.	Water Supply	Yes	Nil	Nil
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	20%	Except Septic Tank, STP
4.	Storm Water Drain	Yes	20%	Nil
5.	Landscaping & Tree Planting	Yes	Nil	Nil
6.	Street Lighting	No	N A	N A
7.	Community Building	No	N A	N A
8.	Treatment and disposal of sewerage and sullage water	No	N A	N A
9.	Solid waste management & Disposal	Yes	80%	Debris, excavated earth only.
10.	Water Conservation / RWH	Yes	20%	-
11.	Energy management			
12.	Fire protection & fire safety requirement	Yes	30%	-
13.	Electrical meter room, Sub- station, Receiving station	Yes	Nil	Except Ele. Sub-station, receiving station
14.	Others (Option to add more).	-	-	-

Yours Faithfully,

N. B. Tiwaskar L.S
(License No. T/158/LS)

Agreed and Accepted by:

Signature of Promoter

Name:

Date: