

FORM 1

ARCHITECT'S CERTIFICATE

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

Date : 30/11/2020

To,

M/s. Paradigm DotomBuidheightsLLP
Ground floor, ShardaSangeetVidyalaya Bldg.,
M.K.Marg,Kalanagar, Bandra (E),
Mumbai- 400051

Subject : Certificate of Percentage of Completion of construction work of Phase-1 of Sale Building No. 1 consisting of Sale Towers 1& 3 Ground + First To Fourth Upper Part Podium Part Residential Floors + Fifth To Twenty Three Upper Residential Floors & Sale Tower 2 consisting of Stilt + First To Fourth Podium Floors + Fifth To Twenty Three Upper Residential Floors (Maharera Registration Number _____) Situated On The Plot Bearing CTS No.343 (PT) of Village Chembur,LalDonger,ChemburDemarcated By its Boundaries (19°2'7.1148"N-72°53'16.3548"E,19°3'4.5173"N-72°53'16.3548"E,19°2'59.4594"N-72°53'13.4513"E,19°2'59.8762"N-72°53'12.7056"E,19°3'6.8326"N-72°53'4017"E,19°3'7.1795"N- 72°53'15.9725"E) C.T.S No. 343 (part) to the North, South & West,18.30 m wide road to the eastOf Division Mumbai ,Village- Chembur, Taluka- Kurla, District- Mumbai Suburban, PIN-400071 Admeasuring 4123.84 Sq.Mts.Area Being Developed by Paradigm DotomBuidheightsLLP jointly with Jai Bhagwati Developers & Builders & M/s. R.K. Madhani & Co.

Sir,

We M/s. Dot Architects have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Buildings having Tower- 1,2,& 3 of the Phase-1 of the Project, situated on the plot bearing CTS No. - 343 (pt) of Division- Mumbai ,village- Chembur, taluka- Kurla, District- Mumbai Suburban PIN-400071 admeasuring 4123.84 sq.mts. area being developed by Paradigm DotomBuidheightsLLP jointly with Jai Bhagwati Developers & Builders & M/s. R.K. Madhani & Co.

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

- M/s. DOT Architects as L.S./ Architect;
- M/s. FRAMES as Structural Consultant
- M/s. MAK as MEP Consultant
- Mr. Fazal M. Mominas Site Supervisor



Based on Site Inspection, with respect to each of the Sale Tower 1, 2 & 3 of the aforesaid Real Estate Project, we certify that as on the date of this certificate, the Percentage of Work done for each sale tower of sale building no. 1 having Sale Tower-1,2& 3 of the Real Estate Project as registered vide number ---- under Maha 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 B.

Table A
SALE TOWER-1

Sr. No. (1)	Tasks/Activity (2)	Percentage of work done (3)
1	Excavation	0
2	Plinth/Ground	0
3	04 number of Part Podiums/Part habitable	0
4	21 number of Slabs of Super Structure	0
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
9	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 or 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/Compliance Certificate.	0



Table B
SALE TOWER-1

Internal and External Development Works in respect of the entire Registered Phase

Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	0	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	0	MCGM Connection
4.	Storm Water Drains	Yes	0	As per MCGM approval
5.	Landscaping & Tree Planting	Yes	0	Tree & Shrub
6.	Street Lighting	No	0	NA
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per MCGM requirement
9.	Solid Waste management & disposal	Yes	0	As per MCGM requirement
10.	Water conservation, Rain water harvesting.	Yes	0	As per MCGM
11.	Energy management	Yes	0	LED provision made
12.	Fire protection and fire safety requirements	Yes	0	As per CFO
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0	As per Local Supplier
14.	Aggregate area of recreational Open Space	Yes	0	As per approved plan
15.	Open Parking	No	0	NA

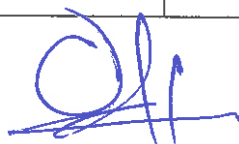
Table A
SALE TOWER -2

Sr. No. (1)	Tasks/Activity (2)	Percentage of work done (3)
1	Excavation	0
2	Plinth/Ground	0
3	04 number of Part Podiums	0
4	21 number of Slabs of Super Structure	0
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
9	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 or 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/Compliance Certificate.	0

Table B
SALE TOWER-2

Internal and External Development Works in respect of the entire Registered Phase

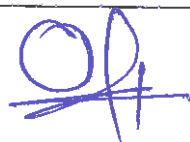
Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	0	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	0	MCGM Connection



4.	Storm Water Drains	Yes	0	As per MCGM approval
5.	Landscaping & Tree Planting	Yes	0	Tree & Shrub
6.	Street Lighting	No	0	NA
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per MCGM requirement
9.	Solid Waste management & disposal	Yes	0	As per MCGM requirement
10.	Water conservation, Rain water harvesting.	Yes	0	As per MCGM
11.	Energy management	Yes	0	LED provision made
12.	Fire protection and fire safety requirements	Yes	0	As per CFO
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0	As per Local Supplier
14.	Aggregate area of recreational Open Space	Yes	0	As per approved plan
15.	Open Parking	No	0	NA

Table A
SALE TOWER-3

Sr. No. (1)	Tasks/Activity (2)	Percentage of work done (3)
1	Excavation	0
2	Plinth/Ground	0
3	04 number of Part Podiums/Part habitable	0



4	21 number of Slabs of Super Structure	0
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0
9	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 or 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/Compliance Certificate.	0

Table B
SALE TOWER-3

Internal and External Development Works in respect of the entire Registered Phase

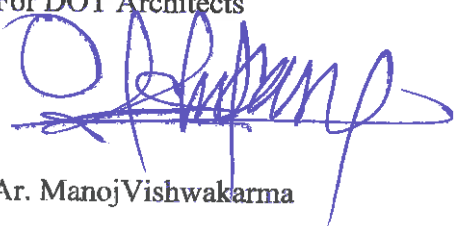
Sr. No. (1)	Common areas and Facilities, Amenities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	No	0	NA
2.	Water Supply	Yes	0	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP).	Yes	0	MCGM Connection
4.	Storm Water Drains	Yes	0	As per MCGM approval
5.	Landscaping & Tree Planting	Yes	0	Tree & Shrub
6.	Street Lighting	No	0	NA
7.	Community Buildings	No	0	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0	As per MCGM requirement
9.	Solid Waste management &	Yes	0	As per

	disposal			MCGM requirement
10.	Water conservation, Rain water harvesting.	Yes	0	As per MCGM
11.	Energy management	Yes	0	LED provision made
12.	Fire protection and fire safety requirements	Yes	0	As per CFO
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0	As per Local Supplier
14.	Aggregate area of recreational Open Space	Yes	0	As per approved plan
15.	Open Parking	No	0	NA

Thanking you,

Yours faithfully,

For DOT Architects



Ar. Manoj Vishwakarma

Partner

CA/2004/33829