

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: 26.09.2022

To,
Shri Devshankar Choudhary Partner of M/s. Apex Infratec,
Office No.408, Blue Rosa Industrial Estate,
Near Metro Mall, W.E. Highway,
Borivali (West), Mumbai-400066.

Subject: Certificate of Percentage of Completion of Construction re-development of Existing Chawl of Rajendra Nagar Shradha CHS. Ltd., Project [MahaRERA Registration Number] situated on the Existing Chawl no. 1 to 4, known as Rajendra Nagar Shradha CHSL on plot bearing CTS No. 88 (pt), 88/7 to 12, 88/23 to 38 of village Magathane at Rajendra Nagar (Old), Datta Pada Road, Borivali (E), Mumbai – 400 066.(Bldg. No. 2), demarcated by its boundaries CTS to the North, Latitude 19 13 22.80, Longitude 72 51 32.40 to the South Latitude 19 13 19.20, Longitude 72 51 32.40 to the east, Latitude 19 13 22.80, Longitude 72 51 32.40 to the West of konkan Division, Village Magathane, Taluka Andheri, District Mumbai MSD, PIN – 400066 admeasuring 2162.07 sq.mts. area being developed by Shri Devshankar Choudhary Partner of M/s. Apex Infratec.

Sir,

I/ We Shri Jigar K Nagda of M/s. 3 Dimensional Consultants LLP have undertaken assignment as Licensed Surveyor of certifying Percentage of Completion of Construction Work of re-development of Existing Chawl no. 1 to 4, known as Rajendra Nagar Shradha CHSL on plot bearing CTS No. 88 (pt), 88/7 to 12, 88/23 to 38 of village Magathane at Rajendra Nagar (Old), Datta Pada Road, Borivali (E), Mumbai – 400 066.(Bldg. No. 1). admeasuring 2162.07 sq.mts. area being developed by Shri. Devshankar Choudhary Partner of M/s. Apex Infratec.

Following technical professionals are appointed by Owner / Promoter:-

Shri. Jigar K. Nagda of M/s. 3 Dimensional Consultants LLP. L.S. / Architect;

Shri. Hiren Tanna as Structural Consultant

Shri. Kamlesh Shinde as Site Supervisor

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 certification, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA 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

Building Number 01 (to be prepared separately for each Layout Building / Wing of the Project)

Sr. No	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation	00.00%
2	Basements(if any)	0.00%
3	Podiums(if any)	0.00%
4	Plinth	0.00%
5	Stilt Floor	0.00%
6	Slabs of super structure	0.00%
7	Internal walls, Internal Plaster, Floorings Doors and Windows within Flat/Premises	0.00%
8	Sanitary Fittings within the Flat/Premises	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0.00%
10	External plumbing and external plaster, elevation, Completion of terraces with waterproofing of the Building/Wing,	0.00%
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 complete project as per specifications in agreement of sale. Any other activities.	0.00%

TABLE- B

Common Areas (Internal & External Development Works) in Respect of phase / project Number

SR.NO (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual work Done (As on date of the Certificate) (4)	Details (5)
1	Internal Roads & Footpaths	Yes	90.00%	

2	Water supply	No	0.00%	
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	90.00%	
4	Storm Water Drains	Yes	80.00%	
5	Landscaping & Tree Planting	No	0.00%	
6	Street Lighting	Yes	90.00%	
7	Community Buildings	No	0.00%	
8	Treatment and disposal of sewage and sullage water	No	0.00%	
9	solid waste management & disposal	No	0.00%	
10	Water conservation/ Rain water harvesting	Yes	00.00%	
11	Energy management	Yes	00.00%	
12	Fire protection and fire safety requirements	No	0.00%	
13	Electrical meter room, sub-station, receiving station.	No	0.00%	
14	Others (Shore Piling).	No	0.00%	

Yours Faithfully,

For M/s. 3 Dimensional Consultants LLP

Jigar

Kishore

Nagda

Digitally signed
by Jigar Kishore
Nagda
Date: 2022.09.26
18:59:07 +05'30'

Shri Jigar K. Nagda

Licenses Surveyor

N/141/LS

Agreed and Accepted by:

DEVASHANK
AR S
CHOUDHARY

Digitally signed by
DEVASHANKAR S
CHOUDHARY
Date: 2022.09.26
20:02:38 +05'30'

Signature of promoter

Name: Shri Devshankar Choudhary Partner of M/s. Apex Infratec

Date: 26.09.2022