

**Annexure A
FORM 1
{see Regulation 3}**

ARCHITECTS CERTIFICATE

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

Date: 30/06/2023.

To,
PSC REALTORS PVT. LTD.,
101, Somnath Building, CTS 988,
1st Floor, Ram Mandir Road,
Vile Parle East,
Mumbai – 400 057.

Subject: Certificate of Percentage of Completion of Construction Work of “**PARANJAPE ASPIRE**” having MahaRERA Registration Number **P51800045731** being developed by “**PSC REALTORS PVT.LTD.**”.

Sir,

We “**The Design Studio**” have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of “**PARANJAPE ASPIRE**” having MahaRERA Registration Number **P51800045731** being developed by “**PARANJAPE SPACES AND SERVICES PVT LTD**”.

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 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

Sr. No. (1)	TASK/ACTIVITY (2)	Percentage of actual work done (As on date of the Certificate) (3)
1	Excavation	90%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	40%
5	Stilt Floor	0%
6	Slabs Of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Wing	0%

11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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%
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TABLE - B

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

Sr. No. (1)	Common area 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	0%	No Internal Roads, only driveways
2	Water Supply	Yes	0%	
3	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	No	-	Only Building Peripheral Lighting
7	Community Buildings	No	-	
8	Treatment and disposal of sewage and sullage water	No	-	
9	Solid Waste Management & Disposal	No	-	
10	Water Conservation/Rain Water Harvesting	No	-	
11	Energy Management	No	-	
12	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13	Electrical meter room, substation, receiving station	Yes	0%	
14	Others	-	-	

Thanking You,
Yours Faithfully

the design studio
B/403, Dheeraj Sneh,
Near Toto's Garage Pub,
Pali Naka, Bandra (W),
Mumbai- 400 050.
Tel : 022 2604 6481



Yours Faithfully
Obaid I. Pettiwala
The Design Studio
License Regn No. CA/2012/56995

Agreed & Accepted




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Dheeraj Sneh, B/403, Pali Mala Rd, Bandra W - 400050

accounts@tdsarchitects.in

www.tdsarchitects.in