



DEODHAR ASSOCIATES

ARCHITECTURE | PROJECT MANAGEMENT CONSULTANTS | INTERIOR DESIGN

ISO 9001: 2015 Certified Organization

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Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

Date: 14th September 2022

To,

M/s. M. Raveshia Realty LLP

11th Floor, 1101, Casablanca,

Gulmohar Cross Road No. 10,

Plot No. 130, Vile Parle (West),

Mumbai, Mumbai Suburban,

Maharashtra, 400 049.

Subject: Certificate of Percentage of Completion of Construction Work of Project "Aryana Heights" for Re-Development on Plot No. 236-A, C.T.S. No. 5662(Pt.), F.P. No. 311A, at Kurla, Mumbai Suburban, of TPS Ghatkopar No. III, Ghatkopar-Kirol Village, under DCR 33(5), of Hira Navjivan Co-op. Soc. Ltd., Building No. 108, at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 registered with MahaRERA vide number P51800034432, being developed by M/s. M. Raveshia Realty LLP.

Sir,

I/ we have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Work of Project "Aryana Heights" for Re-Development on Plot No. 236-A, C.T.S. No. 5662(Pt.), F.P. No. 311A, at Kurla, Mumbai Suburban, of TPS Ghatkopar No. III, Ghatkopar-Kirol Village, under DCR 33(5), of Hira Navjivan Co-op. Soc. Ltd., Building No. 108, at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 registered with MahaRERA vide number P51800034432, being developed by M/s. M. Raveshia Realty LLP.

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 to be registered 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

Layout/ Building/ Wing Number - Project "Aryana Heights" for Re-Development on Plot No. 236-A, C.T.S. No. 5662(Pt.), F.P. No. 311A, at Kurla, Mumbai Suburban, of TPS Ghatkopar No. III, Ghatkopar-Kirol Village, under DCR 33(5), of Hira Navjivan Co-op. Soc. Ltd., Building No. 108, at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 registered with MahaRERA vide number P51800034432, being developed by M/s. M. Raveshia Realty LLP

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

Sr. No.	Tasks/ Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Shore Piling	100.00%
2.	Excavation	100.00%
3.	Part Basements (if any)	00.00%
4.	Podiums (if any)	00.00%
5.	Plinth	00.00%
6.	Stilt Floor	00.00%
7.	Slabs of Super Structure	00.00%
8.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/ Premises	00.00%
9.	Sanitary Fittings within the Flat/ Premises	00.00%
10.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	00.00%
11.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing.	00.00%
12.	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.	00.00%

TABLE-B

Common Areas (Internal and External Development Works) in respect of Project "Aryana Heights" for Re-Development on Plot No. 236-A, C.T.S. No. 5662(Pt.), F.P. No. 311A, at Kurla, Mumbai Suburban, of TPS Ghatkopar No. III, Ghatkopar-Kirol Village, under DCR 33(5), of Hira Navjivan Co-op. Soc. Ltd., Building No. 108, at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 registered with MahaRERA vide number P51800034432, being developed by M/s. M. Raveshia Realty LLP

Sr. No.	Common areas and Facilities	Proposed (Yes/ No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes/ No	00.00%	Trimix Concrete Internal Roads
2.	Water Supply	Yes/ No	00.00%	Municipal Water and Ground Water
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes/ No	00.00%	Direct connection to Municipal Sewer Line as per MCGM laws
4.	Storm Water Drains	Yes/ No	00.00%	RCC Pipes with Inspection
5.	Landscaping & Tree Planting	Yes/ No	00.00%	Tree planting as per Tree NOC

6.	Street Lighting	Yes/No	00.00%	On electric supply
7.	Community Buildings	Yes/No	00.00%	N.A.
8.	Treatment and disposal of sewage and sullage water.	Yes/No	00.00%	Direct connection to Municipal drain
9.	Solid Waste management & Disposal	Yes/No	00.00%	Segregated and disposed by Agency
10.	Water conservation / Rain water harvesting	Yes/No	00.00%	RWH pits for Rainwater. Dual water supply
11.	Energy management	Yes/No	00.00%	LED lights in Common Areas
12.	Fire protection and fire safety requirements	Yes/No	00.00%	FF Tank, Wet Risers, Hose Reels and Fire Alarms
13.	Electrical meter room, sub-station, receiving station.	Yes/No	00.00%	Meter Room to be provided
14.	Others (Option to Add more).		00.00%	

Yours faithfully,
For Deodhar Associates




Saloni A. Deodhar, Architect.
CA/2011/53190

Agreed and Accepted by:
For M. Raveshia Realty LLP

Designated Partner
Name: Mannank Manoj Raveshia
Date: 14th September 2022