



Our Ref. No:

Your ref. No:

Date:

30/06/2022

Annexure A

FORM 1

(see Regulation 3]

ARCHITECT'S CERTIFICATE

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

To.

Luceat Realtors Pvt. Ltd.
702, Natraj, M.V.Road Junction,
WEH, Andheri (East),
Mumbai- 400 069.

Subject: Certificate of Percentage of Completion of Construction Work of Bella (Wing C & D) having MahaRERA Registration Number P51800029526 being developed by Luceat Realtors Pvt. Ltd.

Sir,

I Mr. Manish D. Savant have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Work of Rustomjee Bella having MahaRERA Registration Number P51800029526, being developed by Luceat Realtors Pvt. Ltd.

Based on Site Inspection, with respect to I each of the 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
Building C & D

Sr. No. (1)	Tasks /Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	1 Number of basement(s) and Plinth	100%
3.	1 Number of Basement (s) and Plinth	NA
4.	1 number of Podiums	NA
5.	Stilt Floor	100%
6	Number of slabs of Superstructure	13%
7	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	5%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
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 Obtain Occupation /Completion Certificate.	0%
	Overall Percentage of Completion of the work done For the entire Building /Wing	35%

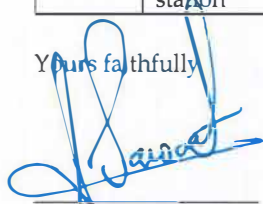


TABLE-B

Common Areas (Internal and External Development Works)

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	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, lines, Septic Tank, STP)	Yes	0%	
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	No	0%	
6.	Street Lighting	No	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water	No	0%	
9.	Solid Waste management & Disposal	No	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	No	0%	
12.	Fire protection and fire safety Requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	

Yours faithfully



MANISH D. SAVANT
ARCHITECT
CA/98/23598

Agreed and Accepted by:

Yours faithfully



Authorized Signatory
M/s. Luceat Realtors Pvt. Ltd.