



FORM 1
ARCHITECT'S CERTIFICATE

Date: 05th April. 2022

To
Bleu Noir Infrastructure Development Pvt. Ltd.
2nd Floor, Dev Plaza,
S. V. Road, Andheri (W)
Mumbai. 58

Subject: Certificate of Percentage of Completion of Construction Work
of **Satra One** having MahaRERA Registration no.
P51800032891 being developed by Bleu Noir Infrastructure
Development PVT. LTD. Mumbai.

Sir,

I **Rahul B. Gethe**, have undertaken assignment as Architect/Licensed
Surveyor of certifying Percentage of Completion of Construction Work of
project **Satra One**, having MahaRERA Registration no. **P51800032891** being
developed by Bleu Noir Infrastructure Development PVT. LTD. Mumbai.

Based on Site Inspection, with respect to Layout/each of the
building/Wing of the aforesaid Real Estate Project, I certify that till 31st March
2022, the Percentage of Work done for each of the building/Wings of the Real
Estate Project Registered under MahaRERA vide no. P51800032891 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.

304, B-5, KALPATARU CHS,
SECTOR-8B, CBD, BELAPUR,
NAVI MUMBAI.
PHONE-9920052206

Table A (Wing A)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	95%
2	Basement (If any)	NA
3	Podiums (If any)	NA
4	Plinth	100%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	20%
10	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, 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%

Table A (Wing B)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	95%
2	Basement (If any)	NA
3	Podiums (If any)	NA
4	Plinth	100%
5	Stilt Floor	0%
6	Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	20%

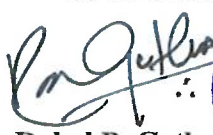
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment /CRZ 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%

TABLE-B
(Building Satra One Wing A & B)
Common Areas (Internal & External Development Works) in Respect of
the Registered Phase/Project Number.

Sr. No.	Common areas and Facilities	Proposed (Yes / No)	Percentage of work done	Details
1	Internal Roads & Footpaths	No	NA	
2	Water Supply	Yes	0%	By BMC on completion of the building
3	Sewerage,(chamber , lines, Septic Tank, STP)	Yes	0%	Internal Chambers and lines proposed. No STP Proposed
4	Strom water drains	Yes	0%	Will be connected to Municipal Storm Water Drain.
5	Landscaping & Tree planting	Yes	0%	As per Tree NOC.
6	Street Lighting	No	NA	
7	Community Buildings	No	NA	
8	Treatment and disposal of sewage and sullage water	No	NA	
9	Solid waste management & disposal	Yes	70%	Will be provided as per requirement by MCGM.
10	Water conservation, Rain water harvesting	Yes	0%	Recharge pit proposed.
11	Energy Management	Yes	0%	Energy efficient light fittings will be used.

12	Fire Protection and fire safety requirements	Yes	0%	As per CFO NOC.
13	Electrical meter room , sub-station, receiving station	Yes	0%	As per requirement by Adani Electricity Mumbai Ltd.

Yours Faithfully,
For RG Architects


Rahul B. Gethe.
(CA/2005/36346)



Agreed and Accepted By:



Bleu Noir Infrastructure Development Pvt. Ltd.



Date: 05/04/2022