

**Form 1**

**ARCHITECT'S CERTIFICATE**

**Date: 08<sup>th</sup> September 2021**

To,  
**M/s. Spenta Residency Pvt. Ltd.**  
D2/127, Karmakshetra C.H.S.,  
S.S.S. Nagar, Flank Road,  
Sion Koliwada,  
Mumbai – 400037.

**Subject :** Certificate of Percentage of Completion of Construction Work of Proposed Development known as **SWAMINARAYAN DHAM** to be registered under **MahaRERA** situated on the **C.T.S. No. 837** of **Village Mohili**, at **Andheri-Kurla Road, Kurla (West), Mumbai**, demarcated by its boundaries By **C.T.S. No. 833 & 834** towards the **North**, By **C.T.S. No. 839** towards the **South**, By **C.T.S. No. 834 & 835 & 21.35 Mtr.s wide Andheri-Kurla Road** towards the **East**, By **C.T.S. No. 839 & 832B (Pt.)** towards the **West** of **Konkan** Division, Village **Mohili**, Taluka **Kurla**, District **Mumbai Suburban**, PIN **400072**, admeasuring **4497.30 Sq. Mts.** area being developed by **M/s. Spenta Residency Pvt. Ltd.**, Mumbai.

Sir,

I, **Mr. Ashish R. Solanki** have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Proposed Redevelopment of Existing Residential Building known as **SWAMINARAYAN DHAM** situated on the plot bearing **C.T.S. No. 837** of **Village Mohili**, at **Andheri-Kurla Road, Kurla (West), Konkan** Division, Taluka **Kurla**, District **Mumbai Suburban**, PIN **400072**, admeasuring **4497.30 Sq. Mts.** area being developed by **M/s. Spenta Residency Pvt. Ltd.**, Mumbai.

Following technical professionals are appointed by Promoter:-

- (i) **Mr. Jay H. Solanki** as an Architect;
- (ii) **Mr. Piyush K. Sura** as Structural Consultant;
- (iii) **Mr. Nebu Thomas** as Site Supervisor

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for 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.



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**Table A (Wing – A & B)**

| Sr. No. | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 0%                      |
| 2       | Basement Floor                                                                                                                                                                                                                                                                                                                                                                                                          | 0%                      |
| 3       | Plinth / Stilt / Ground Floor                                                                                                                                                                                                                                                                                                                                                                                           | 0%                      |
| 4       | 13 no. of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0%                      |
| 5       | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 0%                      |
| 6       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 0%                      |
| 7       | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 0%                      |
| 8       | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 0%                      |
| 9       | 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%                      |

**Table A (Wing – C)**

| Sr. No. | Tasks /Activity                                                                                                               | Percentage of work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                    | 0%                      |
| 2       | Basement Floor                                                                                                                | 0%                      |
| 3       | Plinth / Stilt / Ground Floor                                                                                                 | 0%                      |
| 4       | 10 no. of Slabs of Super Structure                                                                                            | 0%                      |
| 5       | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises             | 0%                      |
| 6       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                      | 0%                      |
| 7       | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks | 0%                      |
| 8       | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,        | 0%                      |
| 9       | Installation of lifts, water pumps, Fire Fighting Fittings and                                                                | 0%                      |





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|  |                                                                                                                                                                                                                                                                                                                                                          |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | 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 |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Table A (Wing – D & E)**

| Sr. No. | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 0%                      |
| 2       | Basement Floor                                                                                                                                                                                                                                                                                                                                                                                                          | 0%                      |
| 3       | Plinth / Stilt / Ground Floor                                                                                                                                                                                                                                                                                                                                                                                           | 0%                      |
| 4       | 10 no. of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 0%                      |
| 5       | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 0%                      |
| 6       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 0%                      |
| 7       | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 0%                      |
| 8       | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 0%                      |
| 9       | 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%                      |

**Table B**

**Internal & External Development Works in Respect of the entire project.**

| Sr. No. | Common areas and Facilities, Amenities     | Proposed ( Yes / No ) | Percentage of work done | Details                                                |
|---------|--------------------------------------------|-----------------------|-------------------------|--------------------------------------------------------|
| 1       | Internal Roads & Footpaths                 | No                    | NA                      |                                                        |
| 2       | Water Supply                               | Yes                   | 0%                      | On completion of the building.                         |
| 3       | Sewarage (chamber, lines, SepticTank, STP) | Yes                   | 0%                      | Internal Chambers and lines proposed. No STP Proposed. |





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|    |                                                   |     |    |                                                   |
|----|---------------------------------------------------|-----|----|---------------------------------------------------|
| 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 sewage water | No  | NA |                                                   |
| 9  | Solid waste management & disposal                 | Yes | 0% | Will be provided as per requirement by MCGM.      |
| 10 | Water conservation, Rain water harvesting         | Yes | 0% | Recharge pit proposed.                            |
| 11 | Energy Management                                 | No  | NA |                                                   |
| 12 | Fire Protection and fire safety requirements      | Yes | 0% | As per CFO NOC.                                   |
| 13 | Electrical meter room, sub station                | Yes | 0% | As per requirement by Reliance Energy.            |

This certificate is specifically issued for the purpose of **RERA** and to aid the other Professionals like Project Engineer and CA to submit their certificates as per the requirement of **RERA** registration purpose.

Yours Faithfully,

For

**AASHISH SOLANKI**  
a r c h i t e c t s

**Ashish R. Solanki**  
(CA/2000/26252)

