

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)

Date: 23.10.2023

To,
Mitasu Developers Pvt. Ltd.
B-1101, Express Zone,
Diagonally opp to Oberoi Mall,
W.E. Highway, Malad East.
Mumbai 400097

Subject: Certificate of Percentage of Completion of Construction Work of Arcenciel Phase 1 having MahaRERA Registration Number P51800021946 being developed by Mitasu Developers Pvt. Ltd.

Sir,

I Swapnil Ambre have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of Arcenciel Phase 1 having MahaRERA Registration Number P51800021946 being developed by Mitasu Developers 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
Arcenciel Phase 1

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done (as on the date of certificate) (3)
1	Excavation	100
2	1 number of Basements (if any) and Plinth	100
3	2 number of Podiums (if any)	100
4	Stilt Floor	100
5	11 Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	95
7	Sanitary Fittings within the Flat/Premises	80
8	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	95
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	90
10	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	80

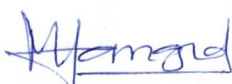
TABLE-B
Common Areas (Internal & External Development Works) in Respect of the Registered Phase/project number

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done (as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No	N.A	N.A.
2.	Water Supply	Yes	0	Yet to commence
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	90	In progress
4.	Storm Water Drains	Yes	90	In progress
5.	Landscaping & Tree Planting	Yes	80	In progress
6.	Street Lighting	No	N.A	N.A.
7.	Community Buildings	No	N.A	N.A.
8.	Treatment and disposal of sewage and sullage water	No	N.A	N.A.
9.	Solid Waste management & Disposal	No	N.A	N.A.
10.	Water conservation/ Rain water harvesting	Yes	100	Completed
11.	Energy management	No	N.A	N.A.
12.	Fire protection and fire safety requirements	Yes	90	In progress
13.	Electrical meter room, sub-station receiving station	Yes	90	In progress

Yours faithfully,


Ar. Swapnil Ambre
(License No. CA/2010/50778)

Agreed and Accepted by:


Signature of Promoter
Mitaram Jangid
23.10.2023