

FORM 1

ARCHITECT'S CERTIFICATE
ORCHID

Date: 27/02/2023

To

M/s Persipina Developers Private Limited
514, Dalamal Towers,
FPJ Marg, Nariman Point,
Mumbai – 400021

Subject: Certificate of Percentage of Completion of Construction Work of Project “Orchid” having [MahaRERA Reg. Number. _____] situated on the Plot bearing Survey no. 60/1 Part,

Demarcated by its boundaries (latitude and longitude of the endpoints),

1. 18°54'40.68"N, 73°11'45.87"E
2. 18°54'40.30"N, 73°11'45.60"E
3. 18°54'40.11"N, 73°11'45.90"E
4. 18°54'39.57"N, 73°11'45.54"E
5. 18°54'39.76"N, 73°11'45.24"E
6. 18°54'39.37"N, 73°11'44.97"E
7. 18°54'39.64"N, 73°11'44.55"E
8. 18°54'40.02"N, 73°11'44.81"E
9. 18°54'40.20"N, 73°11'44.52"E
10. 18°54'40.74"N, 73°11'44.89"E
11. 18°54'40.56"N, 73°11'45.18"E
12. 18°54'40.94"N, 73°11'45.44"E

Iris building to the North, Future development to the South, Future development to the East, Internal driveways to the West of Division Konkan, at Village Bhokarpada, Taluka- Panvel District-Raigad, PIN – 410221. Built-up Area admeasuring 30693.027 Sq.M. as approved and being developed by **M/s Persipina Developers Private Limited.**

Sir,

I/We Ms. Gunisha Sethi Sanyal have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project “Orchid”, situated on the plot bearing Survey no. 60/1 Part of Division Konkan, at Village Bhokarpada, Taluka- Panvel District-Raigad situated in State of Maharashtra. PIN- 410221. Built-up Area admeasuring 30693.027 Sq.M. as approved and being developed by M/s Persipina Developers Private Limited.

Based on Site Inspection, with respect to Layout/ each of the Building/Wing of the aforesaid Real Estate Project, I / We 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**Orchid**

Sr. No	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	0 number of Basements and 1 number Plinth	0%
3	2 numbers of Podium	0%
4	Stilt floor	0%
5	37 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings, Doors and Windows within flats/ Premises	0%
7	Sanitary fittings within the Flat/premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground water tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	0%
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.	0%

TABLE – B**Orchid****Internal & External Development Works in Respect of the entire Registered Phase**

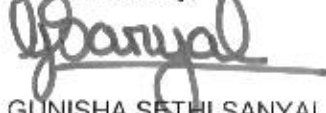
Sr. No	Common areas and Facilities, Amenities	Proposed Yes / No	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic tank, STP)	Yes	0%	
4.	Storm water Drains	Yes	0%	
5.	Landscaping & Tree planting	Yes	0%	
6.	Street lighting	Yes	0%	
7.	Community Buildings	N.A.	N.A.	
8.	Treatment and Disposal of sewage and sullage water	Yes	0%	
9.	Solid Waste management & Disposal	Yes	0%	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	Yes	0%	
12.	Fire protection and fire safety requirements	Yes	0%	
13.	Electrical meter room, sub-station, receiving station	Yes	0%	

Disclosures

Orchid

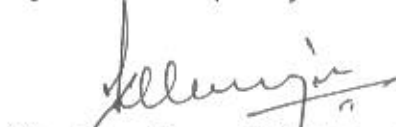
- Hence the percentage of work done stated in the tables is the work executed by M/s Persipina Developers Pvt Ltd.,
- With reference to Structural Engineer's mentioning changes due to I.S. Codes and NBC (2016) there may be minor variations in wall thickness and locations of walls may vary from approved layout. This is as per the structural design requirements (for earthquake and wind resistance), to make the structure more durable and perform better in case of any calamity. Hence there shall be minor variations in the room dimensions based on final structural designs as per the IS code and National Building Code (NBC).
- Due to change in areas there may be a revision in the parking requirements. This may revise the extent of the stilt and podiums.
- Direction or location of Door may be revised for better circulation.
- Service areas/duct may change as per requirement of services, requirement of MEP Consultants and requirements of all concerned statutory authorities.
- Room names & nomenclatures may differ in brochure & approved plans.
- Elevational features above terrace and of the building including openings may differ from approved layout for aesthetic purpose.
- All internal dimensions are from unfinished wall surfaces. Minor variations up to +/- 3% in actual carpet areas may occur on account of site conditions/RCC/Finish line/Ledge Wall/Dado etc.
- OHT/UGT & LMR heights/sizes may be revised as per requirements.
- Wherever land area is mentioned it is the area of land under building.
- Sewage collection, sump, water tanks, STP capacities and its locations will be provided as per MEP requirements.
- Numbers of super structure slab mentioned are as per slabs above podium level & are including terrace slab but excluding podiums.
- Kitchen / Toilet internal Layout may change for better circulation.
- Amenities like Fitness center, Society office, Creche etc. may be revised to provide other common amenities.
- Deck/ open Balcony area may change due to Elevational requirements.
- Open Balcony/ Deck wherever provided will not be enclosed.
- All apartments numbering shall prevail as per the proposed statutory drawings.
- Refuge area, access, location & levels may be revised and are subject to approval from statutory authority.
- All above changes will be put up for statutory approval in due course and the proposed statutory drawings for the same are uploaded.
- The present approval comprises of 8 buildings, out of which currently only 3 buildings are being developed. The remaining 5 buildings will undergo change/ shift/ increase/ decrease/ move/ alter/ addition including specifications and size of buildings.

Yours Faithfully,



GUNISHA SETHI SANYAL
Architect
(CA/2014/63903).

Agreed and Accepted by



Signature of Promoter/Authorized Signatory
Name : Mr. Tarun Mukherjee
Date : 27/02/2023

