

VISHWAS SATODIA

ARCHITECT • INTERIOR DESIGNER • VALUERS

Mob.: 7715951475

OFFICE : 1102 / B - WING, 11th FLOOR, SHAH ARCADE-II, RANI SATI MARG, MALAD (E), MUMBAI-400 097.

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 :- 07/10/2023

To,
Mr. Rashmin G. Rughani
M/s. Paradise Construction Company,
11-12, Nagarwala Colony,
Poddar Road, Opp Laxminarayan Shopping Centre,
Malad East, Mumbai -400 097.

Subject: Certificate of percentage of Completion of Construction Work of **Sale Bldg. No. 2 "JASWANTI JEWEL"** on Slum & Non-slum plot bearing C.T.S No. 1327 A at Village: Kandivali at Shivaji Nagar, Opp. M.G. Road, Kandivali (W), Mumbai-400097 for "Jai Santoshi Maa CHS (Prop.)" having **MahaRera Registration Number P51800048817** being developed by **M/s. Paradise Construction Company**.

Sir,

I/ We, **Vishwas Satodia** have undertaken assignment as Architect of certifying **Sale Bldg. No. 2 "JASWANTI JEWEL"** on Slum & Non-slum plot bearing C.T.S No. 1327 A at Village: Kandivali at Shivaji Nagar, Opp. M.G. Road, Kandivali (W), Mumbai-400097 for "Jai Santoshi Maa CHS (Prop.)" having **MahaRera Registration Number P51800048817** being developed by **M/s. Paradise Construction Company**.

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 Maha RERA 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**"JASWANTI JEWEL"**

Sr.No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	number of Basement (if any)	90%
3	Podium (if any)	N.A.
4	Plinth	100%
5	Stilt Floor / Ground floor	100%
6	no. of Slabs of Super Structure	2.85%
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises,	0%
8	Sanitary Fittings within the Flat/Premises,	0%
9	Staircases, Lifts Wells and Lobbies at each Floor, Overhead and Underground Water Tanks.	0%
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%

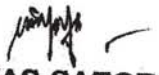


TABLE-B
Common areas Internal & External Development Works in Respect of the
entire Registered Phase

Sr no	Common areas and Facilities	Proposed (YES/NO)	Percentage of Actual Work Done	Details
1	Internal Roads & Footpaths	Yes		
2	Water Supply	Yes		Permanent water connection will be given by MCGM after OC
3	Sewerage (Chamber, lines, Septic tank, STP)	Yes		Already connected with MCGM sewerage line.
4	Storm Water Drains	Yes		
5	Landscaping & Tree Planting	Yes		
6	Street Lighting	N.A		
7	Community Buildings	N.A		
8	Treatment and disposal of sewage and sullage water.	N.A		
9	Solid Waste management & Disposal	N.A		
10	Water conservation / Rain water harvesting	Yes		Proposed Rain water harvesting in separate Underground Tank
11	Energy management	Yes		
12	Fire protection and Fire Safety Requirements	Yes		

13	Electrical motor room, sub-station, receiving station.	Yes		Common Substation for Rehab and Sale bldg.
14	Aggregate area of recreational Open Spaces	Yes	0%	119.00 sq.mt.

Yours faithfully,


(VISHWAS SATODIA)
ARCHITECT
Regn.No.CA/86/9600

Agreed & Accepted by

Signature of Promoter

For Paradise Construction Company
Name :



Partner

Date :