

- Engineers
- Architects
- Licensed Surveyor
- Development Manager
- PMC

FORM 1

ARCHITECT'S CERTIFICATE

Date: 15/ 01 /2024

To
Adeshwar Associates NX
Sai Heritage, Level- 4,
Tilak Road, Ghatkopar (E),
Mumbai 400 077

Subject: Certificate of Percentage of Completion of Construction Work of redevelopment of Pantnagar SiddhiVinayak CHS Ltd. Bldg. no. 316 to 321 of the Project "72 Parksyde" situated on the Plot bearing Plot No. 236A, CTS No. – 5682(pt.), FP No. 323A, Village Ghatkopar, Hingwala lane, Pantnagar, Ghatkopar (E), Mumbai 400075. Demarcated by its boundaries to the
 North – Lat: 19d - 04' - 56.07" East - Lon: 72d – 54' – 40.67"
 North – Lat: 19d - 04' - 55.60" East - Lon: 72d – 54' – 42.12"
 North – Lat: 19d - 04' - 53.88" East - Lon: 72d – 54' – 41.53"
 North – Lat: 19d - 04' - 54.34" East - Lon: 72d – 54' – 40.10",
 Admeasuring 2615.57 sq.m. area being redeveloped by Adeshwar Associates NX.

Sir,
 I **Sachin Rakshe of Archo Consultants** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Pantnagar SiddhiVinayak CHS Ltd. Bldg. no 316 to 321** Project "72 Parksyde" situated on the plot bearing Plot No. 236A, CTS No. – 5682(pt.), FP No. 323A, Village Ghatkopar, Hingwala lane, Pantnagar, Ghatkopar (E), Mumbai 400075. admeasuring 2615.57 sq.m. area being redeveloped by Adeshwar Associates NX.

1. Following technical professionals are appointed by Owner / Promoter
 - (i) M/s **Archo Consultants** as L.S. / Architect;
 - (ii) M/s **EPICONS CONSULTANTS PVT. LTD.** as Structural Consultant;
 - (iii) M/s **URJA BUILDING SERVICES CONSULTANTS PVT.LTD** as MEP Consultant;
 - (iv) Shri **HARESH V. GOGARI** as Site Supervisor.

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Based on Site Inspection, with respect to 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 as registered vide number Applied 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

Tower A -

Sr. No	Tasks /Activity	Percentage of work done as on 31.12.2023
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	100%
3	1 Number of Podium	0%
4	Stilt Floor	100%
5	22 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	35%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
10	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	1%

Sachin K. Kulkarni



Table A

Tower A1

Sr. No	Tasks /Activity	Percentage of work done as on 31.12.2023
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	100%
3	1 Number of Podium	0%
4	Stilt Floor	100%
5	22 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	65%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
10	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

Tower B

Sr. No	Tasks /Activity	Percentage of work done as on 31.12.2023
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	100%
3	1 Number of Podium	0%
4	Stilt Floor	100%
5	22 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	80%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	35%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
10	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%

Sachin R. Patil



Table A

Tower B1 -

Sr. No	Tasks /Activity	Percentage of work done as on 31.12.2023
1	Excavation	100%
2	1 Number of Basement(s) and Plinth	100%
3	1 Number of Podium	0%
4	Stilt Floor	100%
5	22 number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	70%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	25%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	70%
10	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%

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TABLE-B
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 as on 31.12.23
1.	Internal Roads & Foot paths	NO	N.A.	
2.	Water Conservation, Rain water Harvesting	YES	0%	2 bore well & rainwater tank construction completed
3.	Energy management	YES	0%	
4.	Fire Protection and Fire Safety Requirements	YES	0%	Fire tank construction completed
5.	Electrical Meter Room, Sub-Station, Receiving Station	YES	75%	Substation completed 1 transformer fixed cable connection balance meter room construction completed
6.	Aggregate area of recreational Open Space	YES	0%	
7.	Open Parking	NO	N.A.	
8.	Water Supply	YES	0%	UGT construction completed
9.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	75%	STP construction completed. Material received on site
10.	Storm Water Drains	YES	0%	
11.	Landscaping & Tree Planting	YES	0%	Existing tree protected
12.	Street Lighting	NO	N.A.	

Sachin Kulkarni


13.	Community Buildings	NO	N.A.	
14.	Treatment And Disposal of Sewage and Sullage Water	YES	0%	
15.	Solid Waste Management and Disposal	YES	0%	

Based on the above Facts and Figures, I hereby certify that 88% of total project work is completed till 31 DEC 2023

Yours Faithfully
M/s. Archo Consultants

Sachin K. Raksha
Sachin K. Raksha (LS)
License No: (R/172/LS/2009)

