

B.N. Shah & Associates

301, 3rd Floor, Satya House, SriRam Tekdi Road,

Sewri West, Mumbai 400015.

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Date: 31/12/2023

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)

To,
SHREEPATI SKIES (AOP) R R CHATURVEDI
401, Shreepati Arcade Wing A
August Kranti Marg, Tardeo (W),
Mumbai - 400026

Subject: Certificate of Percentage of Completion of Construction Work of AARADHYA AVAAN, having MahaRERA Registration Number P51900048675 being developed by SHREEPATI SKIES (AOP) R R CHATURVEDI.

Sir,
I/We B N Shah & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction work of AARADHYA AVAAN, having MahaRERA Registration Number P51900048675 being developed by SHREEPATI SKIES (AOP) R R CHATURVEDI.

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

Layout/Building/ Wing Number: WING A

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of Certificate) (3)
1	Excavation	0%
2	3 number of Basements	0%
3	10 number of Podiums	0%
4	Plinth	NA
5	Stilt Floor	0%
6	62 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level 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%

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TABLE-B

Layout/Building/ Wing Number: WING B

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of Certificate) (3)
1	Excavation	90%
2	3 number of Basements	0%
3	10 number of Podiums	0%
4	Plinth	NA
5	Stilt Floor	0%
6	59 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	The 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%

Liaison | Design | Advisory

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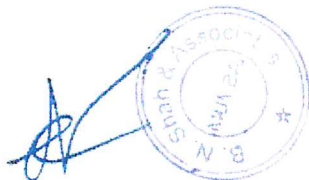


Table A

Layout/Building/ Wing Number: WING C (REHAB)

Sr. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of Certificate) (3)
1	Excavation	100%
2	4 number of Basements	50%
3	Nil number of Podiums	Nil
4	Plinth	NA
5	Stilt Floor	0%
6	39 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	The 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%

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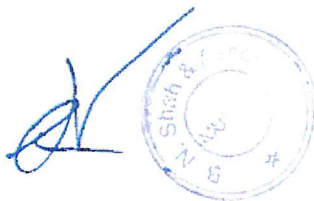


TABLE-B

Common Areas (Internal & External Development Works) in respect of the Registered Phase / Project
 Number: AARADHYA AVAAN

Sr. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	NO	-	NA
2	Water Supply	YES	0%	Yet To Start
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	Yet To Start
4	Storm Water Drains	YES	0%	Yet To Start
5	Landscaping & Tree Planting	YES	0%	Yet To Start
6	Street Lighting	NO	-	NA
7	Community Buildings	NO	-	NA
8	Treatment and disposal of sewage and sullage water	YES	0%	Yet To Start
9	Solid Waste Management & Disposal	YES	0%	Yet To Start
10	Water Conservation, Rain Water Harvesting	YES	0%	Yet To Start
11	Energy management	YES	0%	Yet To Start
12	Fire protection and fire safety requirements	YES	0%	Yet To Start
13	Electrical meter room, sub-station, receiving station	YES	0%	Yet To Start
14	Aggregate area of recreational Open Space	YES	-	Yet To Start
15	Open Parking	NO	-	NA
14.	Others (Option to Add more)	-	-	-

Yours Faithfully,
 Signature & Name of L.S./Architect (License No.)
 For B N SHAH & ASSOCIATES




AR. MILIND CHANGAN
 License No. CA/2203/32398

Agreed and Accepted by:
 For SHREEPATI SKIES (AOP) R R CHATURVEDI




Signature of Promoter
 Name: R R CHATURVEDI (Member)
 Date: 01/01/2024