

R. P. ASUNDARIA
A R C H I T E C T

236, 2nd Floor, AVIOR, Nirmal Galaxy, Near Deep Mandir Cinema, L.B.S. Marg,
Mulund (West), Mumbai - 400 080. Tel. : 2567 9979

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- Project wise)

To
Avvad Realty L.L.P
Q/29, APMC Market No. 2,
Dana Bazar, Vashi,
Navi Mumbai 400703

Date:08-01-2021

Sub: Certificate of Cost Incurred for Development of Shubham Aura building (building No. 130, vishal Pant Nagar CHS Ltd. MHADA Layout) Redevelopment Project for Construction of 1 building, situated on the F.P. No. 314 (Pt.), 315(pt.) of T.P. Scheme Ghatkopar III, bearing C.T.S. No. 5675 (Pt.) & 5676(pt.) of village Ghatkopar –Kiroi, at Pant Nagar, Ghatkopar (E) Mumbai – 400 077 demarcated by its boundaries (19.0859458 N latitude and 72.9118729 E longitude in the center of plot) Existing Municipal Road to the East & West, F. P. No. 313 to north and F. P. No. 316 to south. Taluka Kurla, Mumbai Suburban District, Mumbai – 400 077 admeasuring 617.96 sq. mtrs area being developed by Avvad Realty L.L.P

Sir,

I, Ramji P. Asundaria have undertaken assignment of certifying Estimated Cost for the Shubham Aura (building No. 130, vishal Pant Nagar CHS Ltd. MHADA Layout) Redevelopment Project for Construction of 1 building, situated on the F.P. No. 314 (Pt.), 315 (pt.) of T.P. Scheme Ghatkopar III, bearing C.T.S. No. 5675 (Pt.) & 5676(pt.) of village Ghatkopar –Kiroi, at Pant Nagar, Ghatkopar (E) Mumbai – 400 077 admeasuring 617.96 sq. mtrs area being developed by Avvad Realty L.L.P

1. Following technical professionals are appointed by Promoter: -

- (i) R. P. Asundaria as Architect
- (ii) Dilip P. Parekh as Structural Consultant
- (iii) Riddhi Consulting Engineer as M.E.P. Consultant.
- (iv) Mr. Aniket S. Kumbhar as Quantity Surveyor
- (v) Reji Kunjukutty as quality assurance

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 under

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MahaRERA P51800021965 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

Shubham Aura

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Plinth	100 %
3	0 number of Podiums	NA
4	1 Stilt	100 %
5	17 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	55 %
8	Staircases, Lifts Wells and Lobbies at each, Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	40 %
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	40 %
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	50 %
11	Overall percentage of completion of the work done for the entire building	78 %

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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
1.	Internal Roads & Footpaths	No	N. A.	N. A.
2.	Water Supply	Yes	0	Yet to start
3.	Sewerage	Yes	90%	Work in progress
4.	Storm Water Drains	Yes	100%	Completed
5.	Landscaping & Tree Planting	Yes	100%	Completed
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	80%	Work in progress
13.	Electrical meter room, sub-station, receiving station	Yes	100%	Completed
14.	Others. Mechanical Stack parking	Yes	60%	Work in progress

Yours Faithfully



Signature & Name of architect
R. P. Asundaria
(License NO-CA/ 98 /23287)