

FORM - 1

ARCHITECT'S CERTIFICATE

29th September, 2022

To,
M/s. Oxford Planet Realty L.L.P.
7, Shiv Sagar C.H.S.Ltd.,
Plot No. 36, Sector No. - 1,
Near Kamla Industrial Park,
Charkop, Kandivali (West),
Mumbai - 400 067.

Subject :- Certificate of Percentage of Completion of Work for "proposed redevelopment of **New Siddharth Nagar Pancham C.H.S. Ltd., Wing - A, B & C, Phase - I** on Bldg. no. 1 to 5 on bearing C.T.S. No. 356(Pt.), S. No. 2(pt.), MHADA Layout at village Pahadi Goregaon, New Siddharth Nagar, Goregaon (West), Mumbai Suburban." having **MahaRERA Registration Number** _____ (Only Applicable after project Registration) being redeveloped by "**M/s. Oxford Planet Realty L.L.P.**"

Sir,

We M/s. Space Moulders have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Work for "proposed redevelopment of **New Siddharth Nagar Pancham C.H.S. Ltd., Wing - A, B & C, Phase - I** on Bldg. no. 1 to 5 on bearing C.T.S. No. 356(Pt.), S. No. 2(pt.), MHADA Layout at village Pahadi Goregaon, New Siddharth Nagar, Goregaon (West), Mumbai Suburban" having **MahaRERA Registration Number** _____ (Only Applicable after project Registration) being redeveloped by "**M/s. Oxford Planet Realty L.L.P.**"

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 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 in detailed in Table B.

TABLE – A

Wing - A

Sr. No. (1)	Task /Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	00%
2.	Basement (if any)	00%
3.	Podiums (if any)	00%
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slabs of Super Structure	00%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats / Premises	00%
8.	Sanitary Fittings within the Flat/ Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	00%
	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.	00%

TABLE – A

Wing – B

Sr. No. (1)	Task /Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	00%
2.	Basement (if any)	00%
3.	Podiums (if any)	00%
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slabs of Super Structure	00%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats / Premises	00%
8.	Sanitary Fittings within the Flat/ Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	00%
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.	00%

TABLE – A

Wing – C

Sr. No. (1)	Task /Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	00%
2.	Basement (if any)	00%
3.	Podiums (if any)	00%
4.	Plinth	00%
5.	Stilt Floor	00%
6.	Slabs of Super Structure	00%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats / Premises	00%
8.	Sanitary Fittings within the Flat/ Premises	00%
9.	Staircases, Lifts Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	00%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	00%
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.	00%

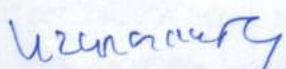
TABLE – B

Sr. No. (1)	Common Areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	-	-	
2.	Water Supply	Yes	00%	
3.	Sewerage (Chamber, lines, Septic Tank, STP).	Yes	00%	To be connect B.M.C. drain
4.	Storm Water Drains	Yes	00%	
5.	Landscaping & Tree Planting	Yes	00%	
6.	Street Lighting	-	-	
7.	Community Building	-	-	
8.	Treatment and disposal of Sewage and sullage water.	Yes	00%	
9.	Solid Waste management & Disposal	Yes	00%	Vermiculture Bin
10.	Water conservation / Rain water harvesting	Yes	00%	Recharge Pit
11.	Energy management	Yes	00%	
12.	Fire protection and fire safety requirements	Yes	00%	
13.	Electrical meter room, sub-station,	Yes	00%	
14.	Others (Option to Add more).	-	-	

Yours faithfully
For **SPACE MOULDERS**


CHANDAN KELEKAR
Reg. No. CA/87/11009

Agreed and Accepted by:


M/s. Oxford Planet Realty L.L.P.
Name: Shri. Parbat Ramji Patel