



KEY-ARCH

LIASONING, CONSULTING & DESIGNING ARCHITECTS.

Annexure A

FORM 1

(See Regulation 31)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and tier withdrawal of Money from Designated Account)

Date: 03.02.2024

To,

Empire Realty,

201, Tanishka Commercial

Premises CHSL, Akurli Road,

W.E. Highway, Kandivali (East),

Mumbai 400101.

Subject: : Certificate of Percentage of Construction work of **Empire Valencia**, No. of Building 01 wing of the 1 phase of the Project having MAHARERA Registration Number **P51800046883** Situated on plot bearing CTS nos. 1034 of village Eksar at Holy Cross Road, I.C. Colony, Borivali (W), Mumbai - 400103.

Area being developed by: **Mr. Sahil M. Virani, Partner of M/s. Empire Realty**

Sir,

I, Krishna H. Makhela (Lic. No. M/440/L.S.) have undertaken assignation as an Architect of certifying Percentage of Construction work of building comprising 1 wing named **Empire Valencia**, situated on plot bearing CTS nos. 1034 of village Eksar at Holy Cross Road, I.C. Colony, Borivali (W), Mumbai - 400103 Admeasuring **420.20** Sq.mtrs.

+91 - 022 40169477 (O)

kmakhela@keyarch.in

339, 3rd floor, V- mall, Thakur Complex,
Asha Nagar Road, Kandivali (E), Mumbai - 400 101.





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having MAHARERA Registration Number **P51800046883** (Only Applicable after project Registration, being developed by **Mr. Sahil M. Virani, partner of M/s. Empire Realty.**

Based on Site Inspection, with respect to the building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building 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 __ (to be prepared separately for each Layout /Building /Wing of the Project)

SR.NO	TASK / ACTIVITY	PERCENTAGE OF ACTUAL WORK DONE (up to 02.01.2024)
1	Excavation.	100%
2	Basements (if any)	-
3	Podiums (if any)	-
4	Plinth.	100%
5	Stilt Floor.	100%
6	Slabs of Super Structure.	100 %
7	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises.	100%
8	Sanitary Fittings within the Flat/Premises	100%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	100%
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building Wing.	100%
11	Installation of Lifts, water pumps, Fire Fighting	100%

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	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	
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TABLE-B

Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number

SR.NO	COMMON AREAS AND FACILITIES	PROPOSED (YES / NO)	PERCENTAGE OF WORK DONE up to DATED 02.01.2024	DETAILS.
1	Internal Roads & Footpaths	No	NA	NA
2	Water Supply	YES	100%	-
3	Sewerage (Chamber, lines, Septic Tank, SIP).	YES	100%	-
4	Storm Water Drains	YES	100%	-
5	Landscaping & Tree Planting	No	NA	NA
6	Street Lighting	NO	NA	NA
7	Community Buildings	NO	NA	NA
8	Treatment and disposal of sewage and sullage water.	NO	NA	NA
9	Solid Waste management & Disposal	Yes	As per SWM NOC	As per SWM NOC
10	Water conservation / Rain water harvesting	NO	NA	NA
11	Energy management	NO	NA	NA
12	Fire protection and fire safety requirements	YES	100%	-
13	Electrical meter room, sub-station	YES	100%	- +91 - 022 40169477 (O)

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	receiving			
14	Others (IF ANY)	NO	NA	NA

Yours Faithfully,
For KEY-ARCH

L.S. Shri Krishna H. Makhela
Lic. No. M/440/LS

Agreed and accepted by:
Signature of Promoter
Name

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