

Annexure A

FORM 1

ARCHITECT'S CERTIFICATE

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

Date: 30/06/2023

To,

Shri. Rajkumar G. Khushalani (Partner)

M/s. Adityaraj Builders,

101 and 102, Tagore Nagar Purnima C.H.S. Ltd.,

Building no. – 03, Tagore Nagar,

Vikhroli (E), Mumbai-4000083

**Subject: Certificate of Percentage of Completion of Construction Work of Project
Name: Kannamwar Nagar Shraddha CHSL for Construction of 22 Floors (one) building
(s)/ Two Wing (s) of the Phase (Maha RERA Registration Number P51800051334)
situated on building no 52, Survey No. 113, [part] and City Survey No. 356 [part] village
Hariyali, taluka-Kurla, District Mumbai admeasuring 928.94 sq.mts. area being
developed by Shri. Rajkumar G. Khushalani (Partner) of M/s. Adityaraj Builders.**

Sir,

I/ We Ankit M. Makani have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Kannamwar Nagar Shraddha CHSL Building No.52, Two Wing(s) of phase of the Project, situated on the plot bearing Survey No. 113, [part] and City Survey No. 356 [part] village – Hariyali, taluka – Kurla, District – Mumbai, PIN 400 083 admeasuring 928.94 sq.mts. Area being developed by Shri. Rajkumar G. Khushalani (Partner) of M/s. Adityaraj Builders.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri Ankit M.Makani as Architect.
- (ii) Shri. Vikas V. Gokhale of M/s. asc associated consultants as Structural Consultant.
- (iii) Shri. Navinderpal Singh as Quantity Surveyor.
- (iv) Shri Yunus Khan as Site Supervisor.

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 **P51800051334** under MAHARERA is as per table 'A' here in below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

1

Table A

WING 'A' COMMERCIAL ON GROUND + 1ST TO 22ND UPPER RESIDENTIAL FLOORS

Sr. No	Tasks /Activity	Percentage work done (as on date of the certificate)
1.	Excavation	0%
2	0 number of Basement(s) and Plinth	NA
3	0 number of Podiums	NA
4	01 Stilt Floor	0%
5	23 Number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises,	0%
7	Doors and Windows to each of the Flat/Premises Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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

WING 'B' COMMERCIAL ON GROUND + 1ST TO 22ND UPPER RESIDENTIAL FLOORS

Sr. No	Tasks /Activity	Percentage work done (as on date of the certificate)
1.	Excavation	0%
2	0 number of Basement(s) and Plinth	NA
3	0 number of Podiums	NA
4	01 Stilt Floor	0%
5	23 Number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises,	0%
7	Doors and Windows to each of the Flat/Premises Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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 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 (As on date of certificate)	Details
1	Internal Roads & Footpaths	No	NA	NA
2	Water Supply	YES	0%	NOT YET STARTED
3	Sewarage (chamber, lines, Septic Tank, STP)	YES	0%	NO SEPTIC TANK & NO STP
4	Storm Water Drains	YES	0%	NOT YET STARTED
5	Landscaping & Tree Planting	NO	0%	NOT YET STARTED
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	0%	NOT YET STARTED
10	Water conservation, Rain water harvesting	YES	0%	NOT YET STARTED
11	Energy management	NO	NA	NA
12	Fire protection and fire safety requirements	YES	0%	NOT YET STARTED
13	Electrical meter room, sub-station, receiving station	YES	0%	NOT YET STARTED
14	Others (Roof Top Amenities)	YES	0%	NOT YET STARTED

Yours Faithfully,
For Ankit Makani Architects


ANKIT M. MAKANI
Registered Architect
CA/2016/78764
Architect
(Ankit Makani)

Agree & Accepted by
For M/s. Adityaraj Builders


Partner
(Rajkumar G Khushalani)

