

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)

Date: 15/05/2022

To
M/s Sardar Realty
Sardar Dairy Compound, Jijamata Marg,
Pump House, Andheri (East), Mumbai – 93.

Subject: Certificate of Percentage of Completion of Construction Work of Composite Building Known as “Inspire Residency” under Slum Rehabilitation Scheme Project situated on plot bearing C.T.S. No. 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Jogeshwari (East), Mumbai, in K/E Ward demarcated by its boundaries (latitude and longitude of the end points) Existing Jijamata Road to the East, Existing Nalla within plot to the North, CTS No. 378 & 379 to the West and CTS No. 384, 385 & 381 to the South, PIN 400 0936 admeasuring 2970.90 Sq.Mts area being developed by M/s. Sardar Realty.

Sir,

I, Amod Mandlik have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Composite Building as Sale Wing ‘A to C’ & Rehab Wing ‘D & E’ of the Project, situated on plot bearing 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Jogeshwari (East), Mumbai, in K/E Ward Taluka Mumbai Suburban District PIN 400 093 admeasuring 2970.90 Sq.Mts area and known as “Inspire Residency” for Sale Wings ‘A to C’ being developed by M/s. Sardar Realty.

Following technical professionals are appointed by Owner / Promoter:

- (i) Shri Amod Mandlik as Architect
- (ii) Shri R. D. Magdum, as Structural Consultant

Based on Site Inspection, with respect to 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 Not Registered 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

Composite Building comprising of as follows:

- a. Sale Wing ‘A’ as Part Stilts/Part Ground (for Convenience Shops & Bank and for Parking Spaces) + 1st to 13th Upper floors (for Residential Units).
- b. Sale Wing ‘B’ as Stilts (for Parking Spaces) + 1st Floor to 12th Upper floors (for Residential Units).
- c. Sale Wing ‘C’ as Stilts (for Parking Spaces) + Ground for Electrical Sub-Station & Meter Room) + 1st to 12th Upper floors (for Residential Units).

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	55%
2	2 Nos. number of Plinth	50%
3	Nil No. number of Podiums	~~
4	Ground Floor for Wing 'D & E'	50% (not for Sale Wings)
5	Total 14 number of Slabs of Super Structure for Wing 'A'	~~
	Total 13 number of Slabs of Super Structure for Wing 'B & C'	~~
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Nil
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Nil
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	Nil
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	Nil

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 & Foot paths	~~	~~	~~
2	Water Supply	Yes	Nil	~~
3	Sewerage (chamber, lines,)	Yes	10%	~~
4	Storm Water Drains	Yes	Nil	~~
5	Landscaping & Tree Planting	Yes	Nil	~~
6	Street Lighting	~~	~~	~~
7	Community Buildings	~~	~~	~~
8	Treatment and disposal of sewage and sullage water	~~	~~	~~

103, BUILDING NO. 2, KESHAVA APARTMENTS, LINK ROAD, DAHISAR (EAST), MUMBAI – 68. Mo. +91 98205 11357; email – amodmandlik@gmail.com

9	Solid Waste management & Disposal	~~	~~	~~
10	Water conservation, Rain water harvesting	Yes	Nil	~~
11	Energy management	~~	~~	~~
12	Fire protection and fire safety requirements	~~	Nil	~~
13	Electrical meter room, sub-station, receiving station	Yes	Nil	~~
14	Others (Option to Add more)	~~	~~	~~

AMOD MANDLIK

Architect

Registration No. CA/2006/37713