



Sandeep Shikre & Associates
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architecture • interior design • project management

FORM 1
ARCHITECT'S CERTIFICATE

Date: 30th March 2022

To:
Lohitka Properties LLP
Gr. & 3rd Floor, Prius Infinity,
Behind Garware House, Paranjape B Scheme,
Subhash Road, Vile Parle East,
Mumbai 400 057, Maharashtra.

Sub: Certificate of the Percentage of Completion of Construction Work of Giona tower (Wing A & B) (Building 10 A & B) of Montana Building having MahaRera Registration Number P51800017754 being developed by Lohitka Properties LLP.

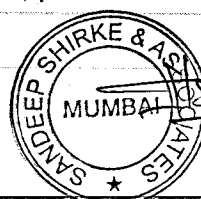
Sir,

We Sandeep Shikre & Associates (SSA) have undertaken assignment as Architect / Licensed Surveyor of certifying of Percentage of Completion of Construction Work of Giona tower (Wing A & B) (Building 10 A & B) of Montana Building having MahaRera Registration Number P51800017754, being developed by Lohitka Properties LLP.

Based on Site Inspection, with respect to each of building of the aforesaid Real Estate Project, I certify that as on date of this certificate, the Percentage of work done for each of the building / wing of the Real Estate Project under the MahaRera is as per Table A herein below. The percentage of work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table 'A'
GIONA TOWER A & B

Sr. No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	0 number of Basement(s) and 02 No. of Plinth	100%





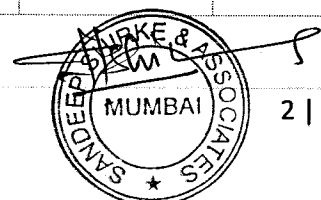
ARCHITECTS

3	06 number of Podiums	100%
4	02 No. of Stilt Floor	100%
5	43 number of Slabs of Super Structure	23%
6	Internal walls, Internal Plaster, Floorings, floors and windows within flats / premises	5%
7	Sanitary fittings within the flat / premises	0%
8	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	15%
9	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, mechanical equipment and 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 specification in agreement of Sale. Any other activities.	0%

TABLE 'B'

Internal & External Development Works in Respect of the entire Registered Phase

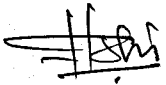
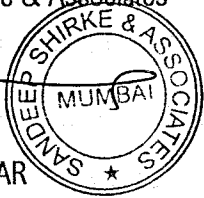
Sr. No.	Common areas and facilities, amenities	Proposed (Yes / No)	Percentage of work done	Details
1	Internal road and footpaths	Yes	0%	
2	Water supply	Yes	0%	
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Buildings	Yes	0%	
8	Treatment and disposal of sewage and salvage water	Yes	0%	
9	Solid waste management & disposal	Yes	0%	
10	Water conservation, rainwater harvesting	Yes	0%	
11	Energy management	Yes	0%	



Sr. No.	Common areas and facilities, amenities	Proposed (Yes / No)	Percentage of work done	Details
12	Fire protection and fire safety requirements	Yes	0%	
13	Electrical meter room, sub-station, receiving station	Yes	0%	
14	Other (option to add more)	No	0%	

Yours Faithfully

For Sandeep Shikre & Associates

PANKAJ PALSHIKAR

Principal

Registration No: CA/98/22945

Agreed and accepted by:



Signature of Promoter

Name: Lohitka Properties LLP

Date: _____