



Annexure A
FORM 1
{see Regulation 3}

ARCHITECTS CERTIFICATE

Date: 1/04/2024.

To,
PARANJAPE SPACES AND SERVICES PVT LTD.,
Office No.4, Anand Colony, PL No. 50/1, CTS No.111/1,
Erandwane, Pune – 411004.
Maharashtra.

Subject : Certificate of Percentage of Completion of Construction Work up to 31st March 2024 of
“**PARANJAPE ATHENA**” having MahaRERA Registration Number **P51800049529** being developed by
“**PARANJAPE SPACES AND SERVICES PVT LTD**”.

Sir,

We “**The Design Studio**” have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of “**PARANJAPE ATHENA**” having MahaRERA Registration Number **P51800049529** being developed by “**PARANJAPE SPACES AND SERVICES PVT LTD**”.

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 is 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	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs Of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Wing	0%
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.	0%

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2nd Floor, DCIPL House, 164, Hill Rd, Opp. Rizvi Chambers

Bandra W - 400050 ubaid@tdsarchitects.in

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**TABLE - A
WING B**

Sr. No. (1)	TASK/ACTIVITY (2)	Percentage of actual work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs Of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Wing	0%
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.	0%

**TABLE - A
WING C**

Sr. No. (1)	TASK/ACTIVITY (2)	Percentage of actual work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs Of Super Structure	15%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Wing	0%
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.	0%

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**TABLE - A
WING D**

Sr. No. (1)	TASK/ACTIVITY (2)	Percentage of actual work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs Of Super Structure	15%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Wing	0%
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.	0%

**TABLE - A
WING E**

Sr. No. (1)	TASK/ACTIVITY (2)	Percentage of actual work done (As on date of the Certificate) (3)
1	Excavation	100%
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	100%
5	Stilt Floor	100%
6	Slabs Of Super Structure	8%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lift Wells and Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10	External plumbing and external plaster, elevation, completion of terraces with water proofing of the Wing	0%
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.	0%

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TABLE – B

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

Sr. No. (1)	Common area 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	Yes	0%	No Internal Roads, only driveways
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	No	-	Only Building Peripheral Lighting
7	Community Buildings	No	-	
8	Treatment and disposal of sewage and sullage water	No	-	
9	Solid Waste Management & Disposal	No	-	
10	Water Conservation/Rain Water Harvesting	No	-	
11	Energy Management	No	-	
12	Fire protection and fire safety requirements	Yes	0%	As per CFO NOC
13	Electrical meter room, substation, receiving station	Yes	0%	

Yours Faithfully,

The Design Studio

The Design Studio

DCIPL House, 2nd Floor, 164,
Hill Rd, opp. Rizvi Chambers,
near Lucky Restaurant,
Bandra West,
Maharashtra 400050
Tel : 022 2604 6481



OBAID I. PETTIWALA

B. ARCH

License Reg No. – CA/2012/56995

Agreed and Accepted
For Paranjape Spaces And Services Pvt. Ltd.


Director / Authorised Signatory

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