

Kasturi Pewekar

Architect

Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051
Tel: 2656 4000 Fax: 2656 4604

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)

6th October 2021

To

K Raheja Corp Private Limited,
Plot No C-30, Block – 'G', Opp. SIDBI, Bandra Kurla Complex,
Bandra (East), Mumbai- 400 051.

Subject: Certificate of Percentage of Completion of Construction Work of building named **RAHEJA ASCENCIO (Comprising of Wing A and Wing B) [MahaRERA Registration Number P51800028506]** being developed/constructed by K Raheja Corp Private Limited, through its division "**Powai Developers**", ("**Promoter**") on a demarcated portion of land bearing CTS No. 119D/1A/1 (as per Property Register Card) admeasuring 7,118.90 sq. mts. (as per Property Register Card) of Village Tungwa, Taluka Kurla, Mumbai Suburban District demarcated by its boundaries:
Latitude N19°07'17.18469", Longitude E72°53'42.151712" to the North.
Latitude N19°07'14.38458", Longitude E72°53'39.45019" to the South.
Latitude N19°07'15.24335", Longitude E72°53'42.75465" to the East.
Latitude N19°07'14.87517", Longitude E72°53'39.17446" to the West.
Admeasuring 7,118.90 square meters [**Project Land**] and being developed by K Raheja Corp Private Limited, through its division "**Powai Developers**".

Sir

I, **Ms. Kasturi Pewekar**, have undertaken assignment as an Architect for certifying Percentage of Completion of Construction Work of building named **RAHEJA ASCENCIO (Comprising of Wing A and Wing B)**, being developed/ constructed by K Raheja Corp Private Limited, through its division "**Powai Developers**", on a demarcated portion of land bearing CTS No. 119D/1A/1 (as per Property Register Card) admeasuring 7,118.90 sq. mts. (as per Property Register Card) of Village Tungwa, Taluka Kurla, Mumbai Suburban District.

The project comprises of the Project Land and one Building named "**Raheja Ascencio**" (comprising of 2 wings viz. Wing A and Wing B) which is presently being constructed.

1. Following technical professionals are appointed by the Promoter: -

- (i) Ms. Kasturi Pewekar as Architect.
- (ii) M/s. Ascent Structural Engineers Private Limited as Structural Consultant.
- (iii) M/s. Urja Building Consultants Private Limited as MEP Consultant.
- (iv) Mr. Nitin Bhuta as Site Supervisor.



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Based on Site Inspection, with respect to the said building **Raheja Ascencio**, I certify that as on 30 September 2021, the Percentage of Work done for the building is to be/being 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 herein below.

TABLE A

Raheja Ascencio (comprising of Wing A and Wing B) being constructed on the Project Land

Sr. No.	Task / Activity	Percentage of Work Done (as on 30 September 2021)
1	Excavation	75%
2	1 number of Basement(s) and 1 Plinth	60%
3	0 number of Podiums	45%
4	3 number Stilt Floors - Lower Stilt, Upper Stilt & Lobby Level (part Stilt)	0%
5	21 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster: Internal walls, Internal Plaster; Floorings within Flats / Premises; Doors and Windows to each of the Flats / Premises	0%
7	Sanitary 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 and waterproofing of the said building.	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 of the said building, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate.	0%



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TABLE B

Internal & External Development Works in Respect of the entire registered phase i.e., **Raheja Ascencio (comprising of Wing A and Wing B) being constructed on the Project Land.**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes / No)	Percentage of Work Done (as on 30 September 2021)	Details
1	Internal Roads & Footpaths	Yes	0%	As per approvals.
2	Water Supply	Yes	0%	The main source of water shall be MCGM.
3	Sewerage (chamber, line, Septic Tank, STP)	Yes	0%	Proposed as per plans.
4	Storm Water Drains	Yes	0%	Proposed as per plans.
5	Landscaping & Tree Planting	Yes	0%	Proposed as per plans.
6	Street Lighting	Yes	0%	Street lighting for internal roads proposed.
7	Community Buildings	Yes	0%	Club house.
8	Treatments and disposal of sewage and sullage water	Yes	0%	Proposed.
9	Solid Waste management & Disposal	Yes	0%	Proposed.
10	Water conservation, Rainwater harvesting	Yes	0%	Rainwater tank is proposed.
11	Energy management	Yes	0%	Solar panels proposed
12	Fire protection and fire safety requirements	Yes	0%	As per CFO norms.
13	Electrical meter room, sub-station, receiving station	Yes	0%	Electrical meter room and substation proposed.
14	Aggregate area of recreational open space	Yes	0%	As per MCGM sanctions. Required RG area is 1423.78 sq.mtrs.
15	Open parking	Yes	0%	Proposed as per plans

Yours Faithfully,



Architect

KASTURI K. PEWEKAR
(CA/97/20974)