

**SANKPAL
KULKARNI
AND
ASSOCIATES**
ARCHITECTS AND
INTERIOR CONSULTANTS
20 A, 21, Pandit Niwas, 3rd Flr
S. K. Bole Road, Dadar (West)
Mumbai Pin No. 400 028
E-mail : dpsankpal@gmail.com
Tele. : +91-22-2422 1130

**Annexure A
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: 24/01/2022

Chintamani Construction Company,
Block No -19, Pandit Niwas,
S.K. Bole Road, Dadar,
Mumbai City, 400028.

Subject: Certificate of Percentage of Completion of Construction work of **Plus Art** having
MahaRERA Registration Number: **P51900003331** (Only Applicable after project Registered)
being developed by the **Chintamani Construction Company**.

Sir,

I/We Dilip Pandurang Sankpal have undertaken assignment as Architects of certifying
Percentage of Completion of Construction work of **Plus Art** the building having MahaRERA
Registration Number: **P51900003331** (Only Applicable after project Registered) being
developed by the **Chintamani Construction Company**.

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
registered 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.

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Table A
Rehab Building

Sr.No	Task/Activity	Percentage of Work Done (As of date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Number of Basement(s)	100%
3.	Number of Plinth	100%
4.	Number of Podium	NA
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster Floorings, Doors and Windows within Flat/Premises	95%
8.	Sanitary Fittings within the Flat/Premises.	50%
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water tanks.	90%
10.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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 protection and all other requirements as may be required to complete project as per specification in agreement of sale. Any other activities.	50%

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TABLE-B

**Common Area (Internal and External Development Works) in respect of the Registered
Phase/Project Number P51900003331**

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work Done (As on date of the Certified)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	0%	
2.	Water Supply	Yes	0%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	50%	Shared between Sale and Rehab building
4.	Storm Water Drains	Yes	0%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	Yes	0%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water.	Yes	0%	STP
9.	Solid Waste Management & Disposal	No	NA	Undertaken by BMC
10.	Water Conversation & Rain Water Harvesting	Yes	0%	
11.	Energy Management	No	NA	
12.	Fire Protection and fire safety requirements	Yes	0%	
13.	Electrical metre room, sub-station, receiving station.	Yes	0%	Only meter room
14.	Others (options to add more)	Yes	0%	

Yours Faithfully,

W/s. SANKPAL KULKARNI & ASSOCIATES


DILIP SANKPAL
B.Arch., M.C.A.

Agreed and Accepted by:
Signature of Promoter
Name:
Date:

SHRI DILIP PANDURANG SANKPAL

CoA/81/6197