



Inspiring Life by Designs

FORM 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Building/Wing wise)

To

Date: 6th July'2022

M/s Rodium Realty Limited

Subject: Certificate of Percentage of Completion of Construction Work of "PROJECT: XENUS " Building /Phase of the Project [RERA Registration Number] situated on the Plot bearing C.N. No / CTS No. 545 & 545/2 demarcated by its boundaries) CTS No. 545 & 1/546 to the North CTS No. 543 & 1/545 to the South , Laxmi Narayan Lane to the East and Vachraj Lane to the West of Division : Konkan , Taluka Mumbai, Ward F North District Mumbai, PIN 400 019, developed by [Promoter] M/s Rodium Realty limited

Sir,

We M/s C.N.A Architects, have undertaken assignment as Architect which includes certifying Percentage of Completion of Construction Work of the said project, situated on the plot bearing CTS No. 545 and 545/2 on Laxmi Narayan Lane, Matunga, District Mumbai, PIN 400019, admeasuring 4868 sq.mts. construction Area being developed by M/s Rodium Realty Limited

1. Following technical professionals are appointed by Owner / Promoter:-

- | | | |
|-------|---|--------------------------|
| (i) | M/s C.N.A Architects | as Design Architect ; |
| (ii) | M/s Redkar & Redkar Architects & Planners | as Liasoning Architect |
| (i) | M/s Zujar A Tinwala | as Structural Consultant |
| (iii) | M/s . Ambrosia Designs P.Ltd | as MEP Consultant |

Based on Site Inspection, with respect to the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building, registered vide number P51900015095 under RERA is as per table A herein below. The percentage of the work executed with respect to each of the major activity of the Building and Overall Percentage of the work done with respect to each Building is detailed in the Table B.

Table A

Sr.No	Tasks / Activity	Percentage of completion of work
1	Excavation	100
2	X Number of Basement and Plinth, UG Tank, Pump Room	100
3	X Number of Podiums	0
4	Stilt Floor	100
5	X Number of Slabs of Super Structure- (Completed 18 slabs)	82
6	Internal Walls, Internal Plaster, Flooring within Flats, Doors & Windows within Flat Premises work progress Internal Walls-upto 17th floor, Internal Plaster-upto 16th floor, Flooring within Flats/Premises- upto 11 floors, Doors & Windows – upto 13 floors	50
7	Sanitary Fittings within Flat/ Premises	0
8	Staircase, walls and Lobbies at each Floor level connecting Staircase and Lift, Overheas and Underground water tanks, Painting- External,Internal	0
9	External Plumbing, External Plaster, elevations, Completion of Terraces with waterproofing	50
10	Installation of lift, Water Pumps ,Fire Fighting, fittings and equipments, as per CFO/NOC, Electrical fittings to Common areas,Electro mechanical equipment, Compliance to conditions of environment CRA/NOC Finishing of entrance lobbies, Paving of areas appurtenant to building, compound wall and other things required to obtain Occupation/ Completion Certificate	0

TABLE – B

Internal & External Development Works in Respect of the project

S. No.	Common Roads and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Side margin pavement	Y	--	Not yet started
2	Water Supply	Y	--	Not yet started
3	Sewerage (chamber, sewage lines), Storm Water Drains	Y	--	Not yet started
4	Landscaping & Tree Planting	Y	--	Not yet started
5	Common area Lighting	Y	--	Not yet started
6	Water conservation, Rain water harvesting	Y	--	Not yet started
7	Fire protection and fire safety requirements	Y	--	Not yet started
8	Electrical meter room, sub-station, receiving station	Y	--	Not yet started

Yours Faithfully

RAKESH AMIN

FOR C.N.A ARCHITECTS

(License no. COA no. CA/86/10387)

