

**Form 1 [See Regulation 3]
ARCHITECTS CERTIFICATE**

To

Date: 23/11/2023

**M/s. Mangalnath Developers Private Limited
(Formerly Known as Mangalnath Developers)
6th Floor Safal Pride,
Opp. Saras Baug, Punjabwadi,
Deonar, Mumbai 400088.**

Sub: Certificate of Percentage of Completion of Construction Work of Project Safal Sai comprising of residential 1 sale building consisting of wing A, B & wing C and Safal Sainath Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No.3, Rehab Building No.4 on the Plot bearing CTS No. 453, 453/1 to 74, CTS No. 525, 525/1 to 3, 526, 526/1 to 2 demarcated by its boundaries North Side MCGM Road, South Side CTS No. 449, 450, East Side CTS No. 415, West Side CTS No. 606 and CTS No. 416, 416/1 to 58 demarcated by its boundaries (latitude and longitude of the end points) North Side CTS No.415, South Side CTS No.451, East Side CTS No. 417, West Side CTS No.415 of Village Borla Taluka Kurla District Mumbai Suburban PIN 400071 admeasuring 4381.00 sq.mts. area being developed by M/s. **Mangalnath Developers Private Limited (Formerly Known as Mangalnath Developers)**

Dear Sir,

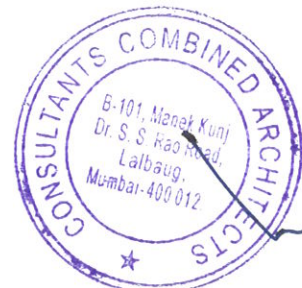
I, Mukesh Bahadur, undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the consisting of sale building with wing A, B & wing C and Sale cum Rehab Building no.1, Rehab Building no.2, Rehab Building No. 3, Rehab Building No.4 on the Plot bearing CTS No. 453, 453/1 to 74, CTS No. 525, 525/1 to 3, 526, 526/1 to 2 and CTS No. 416, 416/ 1 to 58 of Village Borla Taluka Kurla District Mumbai Suburban Pin 400071. admeasuring 4381.00 sq.mts. area being developed by M/s. **Mangalnath Developers Private Limited (Formerly Known as Mangalnath Developers)**

Comprises of the following:

1. Stilt and Pit for Car Parking
2. Rehab Cum Sale Building No.1 - Ground (shop) + 20 Storey
3. Rehab No.2 - Ground (shop) + 19 Storey
4. Rehab No.3 – Ground (shop)+ 9 Storey
5. Rehab No.4 –Ground(shop)+ 14 Storey
6. Sale Building No. 5 – Ground + 12 Storey Residential with A, B & C wing

Following technical professionals are appointed by "Mangalnath Developers Private Limited":

- 1.Shri Mukesh Bahadur as Architect
- 2.Shri K.H. Motwami as Structural Consultant
- 3.M/s Global EMP as MEP Consultant.
- 4 ShriVijay Narang as Site Supervisor



The Latitude and Longitude Details are as follows:-

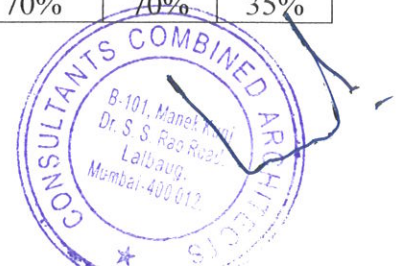
	Longitude	Latitude
North Side	19.052528	72.908253
South Side	19.052031	72.908060
East Side	19.052224	72.908355
West Side	19.052361	72.907846

Based on Site Inspection, with respect to Building No. 5 is Sale building with wing A, B & wing C and Rehab Cum Sale Building No.1, Rehab Building No. 2, Rehab Building No.3, Rehab Building No.4 of the NIL Phase of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Building No. 5 is Sale building with wing A, B & wing C and Rehab Cum Sale Building No.1, Rehab Building No. 2, Rehab Building No.3, Rehab Building No.4 of the NIL Phase of the Real Estate Project as registered vide number **P51800009799** under Maha RERA 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

Building No. 5 is Sale building with wing A, B & wing C and Rehab Cum Sale Building No.1, Rehab Building No. 2, Rehab Building No.3, Rehab Building No.4 of the NIL Phase of the project.

Sr. No.	Task / Activity	Percentage of work done				
		Rehab Cum Sale Bldg. No.1	Rehab Bldg No. 2	Rehab Bldg No. 3	Rehab Bldg No. 4	Sale Building No. 5
1.	Excavation	100%	100%	100%	100%	100%
2.	Plinth	100%	100%	100%	100%	100%
3.	2 Number of Podiums	0%	100%	100%	100%	100%
4.	Ground Floor	0%	100%	100%	100%	100%
5.	Slabs & Super Structure	15%	50%	100%	100%	100%
6.	Internal walls	0%	10%	100%	100%	100%
	Internal Plaster	0%	0%	100%	100%	70%
	Flooring with the Flats / Premises	0%	0%	0%	100%	10%
	Doors & Windows to each of the Flats / I Premises	0%	0%	15%	98%	10%
7.	Sanitary Fittings within the Flat / Premises	0%	0%	70%	70%	10%
	Electrical Fittings within the Flats	0%	0%	70%	70%	35%

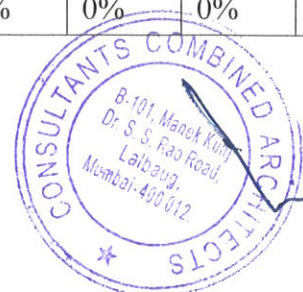


8.	Staircases, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts	0%	25%	100%	100%	100%
	Overhead Water Tank	0%	0%	100%	100%	100%
	Underground Water Tank	0%	100%	100%	100%	100%
9.	The external plumbing	0%	0%	25%	50%	0%
	External plaster	10%	0%	100%	100%	80%
	External Painting, Elevation	0%	0%	0%	0%	0%
	Completion of Terrace with waterproofing of the building / Wings	0%	0%	0%	100%	0%
	Installation of lifts	0%	0%	100%	100%	0%
	Fire Fighting Fittings and Equipment as per CFO NOC	0%	0%	20%	0%	0%
	Electrical fittings to Common Areas	0%	0%	0%	0%	0%
	Electro, Mechanical equipment	0%	0%	0%	0%	0%
	Compliance to conditions of environment/CRZ NOC	0%	0%	0%	0%	0%
	Finishing to entrance lobby/s	0%	0%	0%	0%	0%
	Plinth protection	0%	0%	0%	0%	0%
	paving of areas appurtenant to Building/Wing	0%	0%	0%	0%	0%
	Compound Wall	0%	0%	0%	0%	30%

TABLE B

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

Sr. No.	Common areas and Facilities	Proposed (Yes/No)	Percentage of work doneDetails				
			Rehab Cum Sale Bldg. No.1	Rehab Bldg No. 2	Rehab Bldg No. 3	Rehab Bldg No. 4	Sale Bldg . No.5
1.	Internal Roads & Footpaths	Yes	0%	0%	0%	0%	0%
2.	Water Supply	Yes	0%	0%	0%	0%	0%
3.	Sewerage (Chamber, lines, Septic Tank STP)	Yee	0%	0%	0%	15%	0%
4.	Strom Water Drains	Yes	0%	0%	0%	0%	0%



5.	Landscaping & Tree Planting	Yes	0%	0%	0%	0%	0%
6.	Street Lighting	N. A	N. A	N. A	N. A	N. A	N. A
7.	Community Buildings.	No	N. A	N. A	N. A	N. A	N. A
8.	Treatment and disposal of sewage and sullage water	Yes	0%	0%	0%	0%	0%
9.	Solid Waste management & Disposal	Yes	N. A	N. A	N. A	N. A	N. A
10.	Water conservation, Rain water harvesting	Yes	0%	0%	0%	0%	0%
11.	Energy management	No	N. A	N. A	N. A	N. A	N. A
12.	Fire protection and fire safety requirement	Yes	0%	0%	0%	15%	0%
13.	Electrical meter room, sub - station, receiving station	Yes	0%	0%	0%	0%	0%
14.	Other (Option to Add more)						

**Thanking You,
For Consultants Combined Architects**

**Mukesh Bahadur
Architect
Reg. No. CA/82/7237**



**Agreed and accepted by:
For M/s. Mangalnath Developers Private Limited**

**Director
Date: 23/11/2023**