

**R. P. ASUNDARIA**  
**A R C H I T E C T**

236, 2nd Floor, AVIØR, Nirmal Galaxy, Near Deep Mandir Cinema, L.B.S. Marg,  
Mulund (West), Mumbai - 400 080. Tel. : 2567 9979

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- Project wise)

To  
Akshay Enterprises  
Q/29, APMC Market No. 2,  
Dana Bazar, Vashi,  
Navi Mumbai 400703

Date:31-03-2022

Sub: Certificate of Cost Incurred for Development of Shubham Alaska (building No. 28, Om Trupti CHS Ltd. MHADA Layout) Redevelopment Project for Construction of 1 building, situated on the F.P. No. 319 / A (pt.) of T.P. Scheme Ghatkopar –III, bearing Survey No. 236-A, C.T.S. No. 5680 (Pt.) of Village Ghatkoper- Kirol at Pantnagar, Ghtkopar (East) Mumbai- 400 075. demarcated by its boundaries (19.084586 N latitude and 72.91216 E longitude in the center of plot) Adjoining building No. 30 to the East, 6.10 Mtrs. wide layout road to West side, Municipal school to North side and 9.15 Mtrs. Wide existing road to south side. Taluka Kurla, Mumbai Suburban District, Mumbai – 400 075 admeasuring 891.85 sq. mtrs area being developed by Akshay Enterprises

Sir,

I, Ramji P. Asundaria have undertaken assignment of certifying Estimated Cost for the Shubham Alaska (building No. 28, Om Trupti CHS Ltd. MHADA Layout) Redevelopment Project for Construction of 1 building, situated on the F.P. No. 319 / A (pt.) of T.P. Scheme Ghatkopar –III , bearing Survey No. 236-A, C.T.S. No. 5680 (Pt.) of Village Ghatkoper- Kirol at Pantnagar, Ghtkopar (East) Mumbai- 400 075 admeasuring 891.85 sq. mtrs area being developed by Akshay Enterprises

1. Following technical professionals are appointed by Promoter: -

- (i) R. P. Asundaria as Architect
- (ii) Dilip P. Parekh as Structural Consultant
- (iii) Riddhi Consulting Engineer as M.E.P. Consultant.
- (iv) Mr. Aniket S. Kumbhar as Quantity Surveyor
- (v) Reji Kunjukutty as quality assurance

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Based on Site Inspection, with respect to 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 as registered vide number under MahaRERA P51800028583 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

Shubham Alaska

| Sr. No. | Tasks/Activity                                                                                                                                                                                                                                                                                                                                                                                            | Percentage of work done |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 2       | 1 number of Plinth                                                                                                                                                                                                                                                                                                                                                                                        | 100%                    |
| 3       | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                       | NA                      |
| 4       | 1 Stilt                                                                                                                                                                                                                                                                                                                                                                                                   | 80%                     |
| 5       | 17 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                     | 100%                    |
| 6       | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                         | 88%                     |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                  | 59%                     |
| 8       | Staircases, Lifts Wells and Lobbies at each, Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                            | 41%                     |
| 9       | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                    | 71%                     |
| 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 to Building/Wing Compound Wall and all other requirements as may be Required to obtain Occupation/Completion | 47%                     |
| 11      | Overall percentage of completion of the work done for the entire building                                                                                                                                                                                                                                                                                                                                 | 80.00%                  |

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TABLE-B  
Internal & External Development Works in Respect of the entire Registered  
Phase

| Sr. No | Common areas and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details      |
|--------|-------------------------------------------------------|-------------------|-------------------------|--------------|
| 1.     | Internal Roads & Footpaths                            | No                | N. A.                   | N. A.        |
| 2.     | Water Supply                                          | Yes               | 0                       | Yet to start |
| 3.     | Sewerage                                              | Yes               | 100%                    | Yet to start |
| 4.     | Storm Water Drains                                    | Yes               | 0%                      | Yet to start |
| 5.     | Landscaping & Tree Planting                           | Yes               | N.A                     | Yet to start |
| 6.     | Street Lighting                                       | No.               | N.A.                    | N.A.         |
| 7.     | Community Buildings                                   | No                | N.A.                    | N.A.         |
| 8.     | Treatment and disposal of sewage and sullage water    | No                | N.A.                    | N.A.         |
| 9.     | Solid Waste management & Disposal                     | No.               | N.A.                    | N.A.         |
| 10.    | Water conservation, Rain water harvesting             | Yes               | 0%                      | Yet to start |
| 11.    | Energy management                                     | No.               | N.A.                    | N.A.         |
| 12.    | Fire protection and fire safety requirements          | Yes               | 70%                     | Yet to start |
| 13.    | Electrical meter room, sub-station, receiving station | Yes               | 60%                     | Yet to start |
| 14.    | Others.<br>Mechanical Stack parking                   | Yes               | 40%                     | Yet to start |

Yours Faithfully

Signature & Name of architect  
R. P. Asundaria  
(License NO-CA/ 98 /23287)