



Ar. Priyanka Rajaram Rahate

B.Arch

Architects & Interior Designer

Designing and Planning

Date : 10/04/2024

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To

Suraj Estate Developers Ltd.

B/15, Mahim Mata Building

Marinagar Colony

Mahim (W)

Mumbai 400016

Sub.: Certificate of Percentage of Completion of Construction Work of “Ave Maria Apartments” bldg. No.1 (rehab) at F.P. No. 822, TPS-IV of Mahim Division, G/North, Off S.K. Bole Road, Dadar (W), Mumbai 400028.

Building No.1 of the Project [Maha RERA Registration Number: P51900021954] situated on the Plot bearing Final Plot No. 822 demarcated by its boundaries F.P. No.821 to the North; F.P. No.823 to the South; F.P. No.815/816 to the East; 30.0 mtr. T.P. Road to the West admeasuring 1697.91 sq.mts. area being developed by Suraj Estate Developers Pvt. Ltd.

I, Ms. Priyanka Rajaram Rahate have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of “Ave Maria Apartment” – Building No.1 of the Project, situated on the plot bearing Final Plot No. 822, TPS IV of Mahim Division, Off S.K. Bole Road, Dadar (W), Mumbai 400 028 admeasuring 1697.91 sq.mts. area being developed by Suraj Estate Developers Pvt. Ltd.

Building No-01, Flat No-402, Sidharth Nagar, SRA Sarafar Nagar, 1 SionKoliwada , Mumbai400 022

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

- (i) M/s. Archvision, Architects as L.S. / Architect
- (ii) M/s. J+W Consultant, as Structural Consultant
- (iii) M/r. G.G. Barve as Site Supervisor

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 P51900021954 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.

Table A

Building No. 1 (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done as on 31/03/2024
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 No. number of Podiums	N.A.
4	Stilt Floor	100%
5	29 number of Slabs (incl. terrace slab) of Super Structure	100%
6	Internal walls, Internal Plaster,	100
7	Floorings within Flats/Premises,	100
	Doors and Windows to each of the Flat/Premises	95
7.	Sanitary Fittings within the Flat/Premises,	75%
8.	Electrical Fittings within the Flat/Premises.	90%
9	Staircases, Lifts Wells and Lobbies at each.	100%
	Floor level connecting Staircases and Lifts,	100%
	Overhead and Underground Water Tanks.	100%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	95%
11	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	80%

required to Obtain Occupation /Completion Certificate

TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done as on 31/03/2024	Details
1.	Internal Roads & Footpaths	No	N.A.	
2.	Water Supply	Yes	0%	Labour drinking connection
3.	Sewerage (chamber, lines, Septic Tank , STP)	Yes	100%	
4.	Storm Water Drains	Yes	50%	
5.	Landscaping & Tree Planting	Yes	0%	
6.	Street Lighting	No	N/A.	
7.	Community Buildings	No	N.A.	
8.	Treatment and disposal of sewage and sullage water	No	80%	
9.	Solid Waste Management & Disposal	Yes	NA.	
10	Water Conservation, Rainwater harvesting	Yes	30%	
11	Energy Management	No.	N/A/	
12	Fire protection and fire safety requirements	Yes	90%	
13	Electrical Meter Room, Sub-station Receiving Station	Yes	100%	
14	Others (Option to add more)		--	

Yours Faithfully

Signature and name (AR. PRIYANKA R RAHATE)
of L.S. / Architect with(License No. CA/16/76549)