

**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)

To,  
M/s. Renaissance Construction Janta Sevak Nagar  
203-204, Orbit Plaza,  
New Prabhadevi Road,  
Prabhadevi,  
Mumbai - 400 025

Sub.: Certificate of Percentage of Compliance of Construction Work of  
"The Baya Victoria", having Maha RERA Registration Number  
P51900013240 being developed by M/s. Renaissance  
Construction Janta Sevak Nagar

Sir,

We Catapult Realty Consultants have undertaken assignment as  
Architect / Licensed Surveyor of certifying Percentage of Completion of  
Construction work of "The Baya Victoria", having Maha RERA  
Registration Number P51900013240 being developed by M/s.  
Renaissance Construction Janta Sevak Nagar

Based on Site Inspection with respect of Layout / each of 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 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**

"The Baya Victoria", having MahaRERA Registration Number P51900013240 being developed by M/s Renaissance Construction Janta Sevak Nagar

| Sr. No | Tasks / Activity                                                                                                                                                                                                                                                                                                                                                                                                                     | Percentage of work done |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.     | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                           | 100                     |
| 2.     | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                   | 100                     |
| 3.     | Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                     | 100                     |
| 4.     | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                               | 100                     |
| 5.     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                          | 100                     |
| 6.     | Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                             | 100                     |
| 7.     | Internal walls, Internal Plaster, Floorings ,Doors and Windows within Flats / Premises                                                                                                                                                                                                                                                                                                                                               | 100                     |
| 8.     | Sanitary Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                                                                           | 100                     |
| 9.     | Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                                                         | 100                     |
| 10.    | External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                                    | 100                     |
| 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 and all other requirements as may be required to complete project as per specification in agreement of Sale. Any other activities | 100                     |

**TABLE-B**

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

| Sr. | Common areas and Facilities, Amenities | Proposed (Yes/No) | Percentage of Work done | Details      |
|-----|----------------------------------------|-------------------|-------------------------|--------------|
| 1.  | Internal Roads & Footpaths             | No                | NA                      | NA           |
| 2.  | Water Supply                           | Yes               | 100                     | As per Norms |

|     |                                                       |     |     |              |
|-----|-------------------------------------------------------|-----|-----|--------------|
| 3.  | Sewerage (chamber, lines, Septic Tank, STP)           | No  | NA  | NA           |
| 4.  | Storm Water Drains                                    | Yes | 100 | As per Norms |
| 5.  | Landscaping & Tree Planting                           | No  | NA  | NA           |
| 6.  | Street Lighting                                       | No  | NA  | NA           |
| 7.  | Community Buildings                                   | No  | NA  | NA           |
| 8.  | Treatment and disposal of sewage and sullage water    | No  | NA  | NA           |
| 9.  | Solid Waste management & Disposal                     | No  | NA  | NA           |
| 10. | Water Conservation Rain water harvesting              | No  | NA  | NA           |
| 11. | Energy management                                     | No  | NA  | NA           |
| 12. | Fire protection and fire safety requirements          | Yes | 100 | As per Norms |
| 13. | Electrical meter room, sub-station, receiving station | Yes | 100 | As per Norms |
| 14. | Others (Option to Add more)                           | -   | -   | -            |

Yours faithfully,

*Saurabh*  
For Catapult Realty Consultants  
Arch SAURABH SALUNKHE  
License No. CA/2010/47221



Agreed and Accepted

*Anil Deshmukh*  
ANIL DESHMUKH  
Signature of Promoter



Date: 15/04/2023