

# PRAVIN NAIK & ASSOCAITES

Architect - Engineers

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Date: 30.01.2024

## FORM 1

### ARCHITECT'S CERTIFICATE

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

To,  
Mudassar Builders & developers

**Subject : Certificate of Percentage of Completion of Construction Work of Bluemoon Annexe, A, B & C wing of the Project [MahaRERA Registration Number P5180003318 situated on the Plot bearing CTS No.5027 (pt), 5070, 5070/1 to 6, 5071, 5071/1 to 25 demarcated by its boundaries (latitude and longitude of the end points) 23.60 MTR to the North 22.57 MTR to the South 68.26 MTR to the East 58.49 MTR to the West of Division Kule Kalyan village, Kalina, Santacruz (E), Mumbai 400054, admeasuring 5189.85 sq.mts. area being developed by M/S. Mudassar Builders & Developers.**

Sir,

I Shri Pravin J Naik, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Bluemoon Annexe, A, B & C wing of the Project [MahaRERA Registration Number P5180003318 situated on the Plot bearing CTS No.5027 (pt), 5070, 5070/1 to 6, 5071, 5071/1 to 25 demarcated by its boundaries (latitude and longitude of the end points) 23.60 MTR to the North 22.57 MTR to the South 68.26 MTR to the East 58.49 MTR to the West of Division Kule Kalyan village, Kalina, Santacruz (E), Mumbai 400054, admeasuring 5189.85 sq.mts. area being developed by M/S. Mudassar Builders & Developers.

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

- (i) Shri Pravin J Naik as Architect
- (ii) Shri Dileep Kulkarni as Structural Consultant
- (iii) M/s Alfa Touch and Kshitij construction as MEP Consultant
- (iv) Shri Mohammed Tarique Ansari 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 P5180003318 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 of A wing**

**(to be prepared separately for each Building /Wing of the Project)**

| Sr. No. | Tasks /Activity                    | Percentage of work done |
|---------|------------------------------------|-------------------------|
| (1)     | Excavation                         | 100%                    |
| (2)     | 1 number of Basement(s) and Plinth | 100%                    |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| (3)  | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                       | NA   |
| (4)  | tilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                | 100% |
| (5)  | 8 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.                                                                                                                                                                                                                                                                                                        | 100% |
| (7)  | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | 100% |
| (8)  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                             | 100% |
| (9)  | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                    | 100% |
| (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 Certificate. | 100% |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                           |      |

**TABLE-A of B wing**  
**(to be prepared separately for each Building /Wing of the Project)**

| <b>Sr. No.</b> | <b>Tasks /Activity</b>                                                                                                                                                                                                                                                  | <b>Percentage of work done</b> |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| (1)            | Excavation                                                                                                                                                                                                                                                              | 100%                           |
| (2)            | 1 number of Basement(s) and Plinth                                                                                                                                                                                                                                      | 100%                           |
| (3)            | 0 number of Podiums                                                                                                                                                                                                                                                     | NA                             |
| (4)            | Stilt Floor                                                                                                                                                                                                                                                             | 100%                           |
| (5)            | 8 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.                                                                                                                                                      | 100%                           |
| (7)            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                               | 100%                           |
| (8)            | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks.                                                                                                                                           | 100%                           |
| (9)            | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                  | 100%                           |
| (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 | 100%                           |

|  |                                                                                                                                                   |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate. |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------|--|

**TABLE-A of C Wing**  
**(to be prepared separately for each Building /Wing of the Project)**

| <b>Sr. No.</b> | <b>Tasks /Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Percentage of work done</b> |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| (1)            | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                | 100%                           |
| (2)            | 1 number of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                        | 100%                           |
| (3)            | 0 number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                       | NA                             |
| (4)            | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                               | 100%                           |
| (5)            | 8 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 50%                            |
| (6)            | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.                                                                                                                                                                                                                                                                                                        | Yet not construct              |
| (7)            | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                 | NA                             |
| (8)            | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts,Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                             | 10%                            |
| (9)            | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.                                                                                                                                                                                                                                                                                                    | -                              |
| (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 Certificate. | -                              |

**TABLE-B**  
**Internal and External Development Works in respect of the entire Registered Phase.**

| <b>S.No.</b> | <b>Common areas and Facilities, Amenities</b> | <b>Proposed (Yes/No)</b> | <b>Percentage of Work done</b> | <b>Details</b>                                             |
|--------------|-----------------------------------------------|--------------------------|--------------------------------|------------------------------------------------------------|
| (1)          | Internal Roads & Footh paths.                 | NO                       | -                              | -                                                          |
| (2)          | Water Supply                                  | YES                      | 75%                            | A & B wings are completed and C wing is under construction |
| (3)          | Sewarage (chamber, lines, Septic Tank , STP). | YES                      | 75%                            | A & B wings are completed and C wing is under construction |
| (4)          | Storm Water Drains                            | YES                      | 70%                            | A & B wings are completed and C wing is under construction |

|      |                                                        |     |      |                  |
|------|--------------------------------------------------------|-----|------|------------------|
| (5)  | Landscaping& Tree Planting.                            | YES | -    | Yet to construct |
| (6)  | Street Lighting                                        | YS  | 25%  | -                |
| (7)  | Community Buildings                                    | NO  | -    | -                |
| (8)  | Treatment and disposal of sewage and sullage water.    | NO  | -    | -                |
| (9)  | Solid Waste management & Disposal.                     | NO  | -    | -                |
| (10) | Water conservation, Rain water harvesting.             | NO  | -    | -                |
| (11) | Energy management                                      | NO  | -    | -                |
| (12) | Fire protection and fire safety requirements           | YES | 25%  | -                |
| (13) | Electrical meter room, sub-station, receiving station. | YES | 100% | -                |
| (14) | Aggregate area of recreational open space              | YES | 25%  | -                |
| (15) | Open Car parking                                       | NO  | -    | -                |

Yours Faithfully,



**Signature & Name**  
**Architect - Shri Pravin J Naik**  
**(License No. CA/83/7369)**

**Accepted**  
**For Mudassar Builders & Developers**



**Suhail A. Ishkay (Partner)**