

FORM 1

ARCHITECT'S CERTIFICATE

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

Date : 02/01/2023

To,
M/s. Gajaanan Property Developers Pvt Ltd,
201, Nivan,
S.V Road, Opp. Poddar International School,
Khar Road (West), Mumbai- 400052.

Subject: Certificate of percentage of completion of construction work of "Antalya" project for construction Of Sale building 1A, Stilt + First To Third floor E-Deck + 4th to 38th Upper Residential Floors (Maharera Registration Number P51800020208) under S.R.A Scheme situated on the plot C.T.S. nos. 410 C/1(pt.), 446 C/2(pt.) at Relief Road, Village Oshiwara, Jogeshwari (W), Mumbai-400 102 for "Sahara and Sangam SRA Cooperative Commercial Premises Society Ltd" Demarcated By Its Boundaries (19 08 55.68N 72 50 22.25E, 19 08 53.14N 72 50 23.59E, 19 08 51.57N 72 50 25.12E, 19 08 52.42N 72 50 25.21E, 19 08 55.34N 72 50 25.65E, 19 08 56.86N 72 50 25.71E, 19 08 49.74N 72 50 27.27E, 19 08 51.06N 72 50 27.48E, 19 08 53.15N 72 50 29.95E, 19 08 50.02N 72 50 30.32E, 19 08 53.23N 72 50 31.07E, 19 08 49.32N 72 50 31.50E, 19 08 57.14N 72 50 31.50, 19 08 56.05N 72 50 31.61E, 19 08 49.94N 72 50 31.78E) 27.45 mt wide Relief Road to the North, CTS No. 410 C/1 (pt) and 18.30 mt. wide DP Road to the South, CTS No. 446 C/2 (pt) and 13.40 mt. wide DP Road to the East, CTS No. 410 C/1 (pt) and 13.40 mt. wide DP Road to the West, of Division/Village Oshiwara, Taluka Andheri, District Mumbai, Pin-400 102 admeasuring 38,990.94 sq.mt. area being developed by **M/s. Gajaanan Property Developers Pvt Ltd**

Sir,

I/ We M/S. **Point to Point Architects & Consultants**, have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Buildings having Sale building 1A of the Project, situated on the plot C.T.S. nos. 410 C/1(pt.), 446 C/2(pt.) at Relief Road, Village Oshiwara, Jogeshwari (W), Mumbai-400 102 for "Sahara and Sangam SRA Cooperative Commercial Premises Society Ltd" admeasuring 38,990.94 sq.mt. area being developed by **M/s. Gajaanan Property Developers Pvt Ltd**

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 sale building having sale 1A of the Real Estate Project as registered vide number P51800020208 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

Sale 1A

Sr. No. (1)	Tasks / Activity (2)	Percentage of work done (3)
1	Excavation	100 %
2	Basement (1 No.)	100 %
3	Podiums (3 Nos.)	100 %
4	Plinth	100 %
5	Stilt Floor	100 %
6	39 number of Slabs of Super Structure	50 %
7	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	20 %
8	Sanitary Fittings within the Flat/Premises.	0 %
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0 %
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0 %
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 or 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 to complete project as per specifications in agreement of sale. Any other activities.	0 %

TABLE B

WING-A

INTERNAL AND EXTERNAL DEVELOPMENT WORKS in respect of the entire Registered Phase

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No.) (3)	Percentage of Work done (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	0 %	As per MCGM approval
2.	Water Supply	Yes	0 %	MCGM Supply
3.	Sewerage (chamber, lines, Septic Tank, STP etc).	Yes	0 %	MCGM Connection
4.	Storm Water Drains	Yes	0 %	As per MCGM approval
5.	Landscaping & Tree Planting	Yes	0 %	Tree & Shrub
6.	Street Lighting	No	0 %	NA
7.	Community Buildings	No	0 %	NA
8.	Treatment and disposal of sewage and sullage water	Yes	0 %	As per MCGM requirement
9.	Solid Waste management & disposal	Yes	0 %	As per MCGM requirement
10.	Water conservation, Rain water harvesting.	Yes	0 %	As per MCGM requirement
11.	Energy Management	Yes	0 %	LED provision made
12.	Fire protection and fire safety requirements	Yes	0 %	As per CFO
13.	Electrical Meter Room, Sub- Station, Receiving Station	Yes	0 %	As per Local Supplier
14.	Open Parking	No	0 %	NA

Thanking You,

Yours faithfully,
For **Point to Point Architects & Consultants**,

(Arch. Tushar S. Sali)
CA/98/23525