

Form 1
Architect's Certificate

Date: 10/05/2024

To,
M/s Atlantic Construction Company,
209, Atlantic Commercial Tower,
Patel Chowk, Ghatkopar (East)
Mumbai – 400 077.

Subject: Certificate of Percentage of Completion of construction work of **Rehab building No.1 & Sale building No.2** of the Project (MahaRERA Registration No. **P51800008254** under S.R.A Scheme situated on the plot bearing CTS No. 489, 489/1 to 35 of village Kirol, Tal. Kurla, Vidyavihar (E), Mumbai – 400 077. for “**Baldev Singh Thakur SRA CHS Ltd.**” demarcated by its boundaries of CTS No. 4706 & 4708 to the North, CTS No. 488, 491 & Existing Access road to the South, CTS No. 490 & 492 to the East & CTS No. 4707 to the West, of Division/Village Kirol, Taluka Kurla, District Mumbai, Pin-400 077 admeasuring 1406.40 sq.mt. Area being developed by **Atlantic Construction Company.**

Sir,

I **Shri. Tushar Sali**, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the **Rehab building No.1 & Sale building No.2** of the Project situated on the plot bearing CTS No. 489, 489/1 to 35 of village Kirol, Tal. Kurla, Vidyavihar (E), Mumbai – 400 077 for “**Baldev Singh Thakur SRA CHS Ltd.**” being developed by **Atlantic Construction Company**

Following technical professionals are appointed by owner / promoter:-

- (1) Shri. Tushar Sali of Point to Point Architects and Consultants
- (2) Shri. Rajesh Dubey of Pro- Tech Consultants as Structural Consultants
- (3) Shri. Kartik Maharaj of LKM Engineering consultants as MEP Consultants
- (4) Shri. Mohan Manekar 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 **P51800008254** 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*
(Rehab building No.1)

Sr. no.	Tasks / Activity	Percentage of work done
		(Gr.+10)
1	Excavation	100%
2	1 part Basement(s) and/or Plinth	100% (part Basement & plinth)
3	number of Podiums	NIL
4	Stilt Floor	100%
5	11 number of Slabs of Super Structures (Rehab bldg. No.1)	100%
6	Internal walls, Internal Plaster, Flooring 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 Staircase 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 requirement as may be required to obtain Occupation/Completion Certificate.	100%

Table A*
(Sale Building No.2)

Sr. no.	Tasks / Activity	Percentage of work done
		(Gr.+15)
1	Excavation	100%
2	Basement(s) and/or Plinth	100% (plinth)
3	number of Podiums (podium not proposed)	NIL
4	Stilt Floor	100%
5	16 number of Slabs of Super Structures (SALE building-2)	100%
6	Internal walls, Internal Plaster, Flooring 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	0%
8	Staircases, Lifts Wells and Lobbies at each floor level connecting Staircase 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 requirement as may be required to obtain Occupation/Completion Certificate.	40%

TABLE B
(Rehab building No.1 & Sale building No.2)

Internal & External Development Works in respect of the entire registered phase II:

Sr. no.	Common areas and facilities, amenities	Proposed	Percentage	Details
1.	Internal roads & footpaths	Yes (D.P. roads)	75%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
2.	Water supply	Yes	75%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
3.	Sewerage (Chamber, lines, septic Tank)	Yes	95%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
4.	Storm water Drains	Yes	100%	Completed
5.	Landscaping & Tree planting	Yes	0%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
6.	Street lighting	No	Nil	N.A.
7.	Community buildings	No	Nil	N.A.
8.	Treatment and disposal of sewage and sullage water	No	Nil	N.A.
	Solid Waste management & Disposal	No	Nil	N.A.
10.	Water conservation, Rain water harvesting	Yes	50%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
11.	Energy management	No	Nil	N.A.
12.	Fire protection and fire safety requirements	Yes	80%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
13.	Electrical meter room, sub-station, receiving station	Yes	80%	will be done before Occupation Certificate (O.C) of Rehab & Sale Bldg.
14.	Others	--	--	--

Hence, the construction work of Rehab building No.1 has been completed up to 95% & Sale building No.2 has been completed up to 90% of total work on date.

Yours faithfully,
For M/s. Point to Point Architects & Consultants

Ar.Tushar S.Sali
(License No.CA/98/23525)