

Ref: JA/2023/0036

Date: 05-January-2023

Annexure A
FORM 1
ARCHITECT'S CERTIFICATE

To,
Kalpataru Properties Pvt. Ltd,
101 Kalpataru Synergy,
Opp Grant Hyatt, Vakola
Santacruz (east) 400055.

Subject: Certificate of Percentage of Completion of Construction Work of Kalpataru Magnus having MahaRERA Registration Number - P51800004029 being developed by Kalpataru Properties Pvt. Ltd.

Sir,

I Mr. Nandkumar V. Jethe have undertaken assignment as Architect/ Licensed Surveyor of certifying percentage of Completion of Construction Work of Kalpataru Magnus having MahaRERA Registration Number - P51800004029 being developed by Kalpataru Properties Pvt. Ltd.

Based on Site Inspection, with respect to layout/each of the Building(s)/Wing(s) of the aforesaid Real Estate Project, I certify that as on **31-Dec-2022** (As on date), the Percentage of Work done for Building(s)/Wing(s) of the Real Estate Project under - is as per table A herein below. The percentage of the work executed with respect to internal and external development work with respect to each of the activity is detailed in Table B.



Table A

S. No	Items of Work	Work completion (in %)
1	Excavation for the area falling within the building footprint	100%
2	3 no of Basement within the building footprint (RCC Works)	100%
3	1 no of Stilt /plinth (falling within the building footprint) (RCC Works)	100%
4	Plinth	100%
5	32 no of Slabs of Super Structure (RCC Works)	67%
6	Interior walls, Plaster, Flooring +Tilling inside flats & common areas, Doors, windows, metal works, railings, Interior Painting.	5%
7	Sanitary fittings & Electrical fittings within flat	0%
8	Staircases, Lift wells & Lobbies, overhead and underground water tanks & Lift Machine Room	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%



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

Sr. No.	Activities	Proposed (Yes or No)	Work completion (in %)	Details
1	Internal Roads & footpaths	Yes	0%	To be done before completion of entire Project
2	Water Supply (Main connection to UGT)	Yes	0%	Supply from local authority
3	Sewerage lines, chambers, Septic tank, STP	Yes	0%	STP only
4	Storm Water Drains (At ground level)	Yes	0%	To be done before completion of entire Project
5	Landscaping (All levels except terrace)	Yes	0%	To be done before completion of entire Project
6	Street lighting	Yes	0%	To be done before completion of entire Project
7	Community Building + Club House + Swimming Pool + Fitness center	Yes	0%	Common Amenities as per AFS
8	Disposal of sewerage + Sullage with treatment	Yes	0%	To be done before completion of entire Project
9	Solid waste mgmt. & Disposal	Yes	0%	To be done before completion of entire Project
10	Water conservation	Yes	0%	To be done before completion of entire Project
11	Energy management	Yes	0%	To be done before completion of entire Project
12	Fire protection & fire safety req.	Yes	0%	To be done before completion of entire Project
13	Electric Meter Room , substation, Receiving station	Yes	0%	Electrical Meter Room and Sub station only
14	All parking levels outside Building Footprint	Yes	26 %	To be done before completion of entire Project



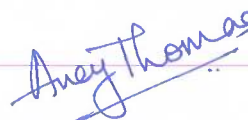
15	Additional Recreational Ground	Yes	0%	1065 Sq Mts Common RG
16	Others: Compound wall, gates, gate houses, Bore wells, all parking levels other than below bldgs., , Temp works,	Yes	23%	To be done before completion of entire Project

Yours Faithfully



Mr. Nandkumar V. Jethi
(Licensed Architect)
(License No: CA/96/20792)

Agreed and Accepted by:



Kalpataru Properties Pvt. Ltd.
Date: 05-January-2023