

PAGNIS & PAGNIS

ULHAS PAGNIS ARCHITECTS, DESIGNERS & PLANNING CONSULTANTS RAJENDRA PAGNIS
G.D. ARCH.A.I.I.A. G.D. ARCH.A.I.I.A.
101, OM SWAMI AANAND, 1 ST FL, D.L.VAIDYA ROAD, DADAR WEST, MUMBAI-400 028,
TEL: 24308081,FAX:24312025,RESI: 28230030,E-MAIL: pagnis2005@gmail.com

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. Darshan Legacy Builders LLP,
814,8th Floor, Maker Chamber V,
Jamnalal Bajaj Marg, Nariman Point,
Mumbai – 400 021.

Date: 06.02.2024

Sub: Certificate of Percentage of Completion of Construction Work of Darshan Inara being re-developed by M/s. Darshan Legacy Builders LLP (CA to Owner).

Dear Sir,

I, Mr. Rajendra Pagnis of M/s Pagnis and Pagnis, have undertaken assignment as Licensed Surveyor/Architect of certifying Percentage of Completion of Construction Work of Darshan Inara situated on the plot bearing F.P No 1244 TPS IV of Mahim Division situated at G/South ,Old Prabhadevi Road, Prabhadevi, Mumbai - 400 025 being re-developed by M/s. Darshan Legacy Builders LLP(CA to Owner).

Based on Site Inspection, with respect to Darshan Inara of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for Darshan Inara 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
Darshan Inara Wing A

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Basements (if any)	0%
3	Podiums(if any)	NA
4	Plinth	0%
5	Stilt Floor	0%
6	17 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%

8	Sanitary Fittings within the Flat/Premises,	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, 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, 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 specifications in Agreement of Sale. Any Other Activities	0%

Darshan Inara Wing B

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	0%
2	Basements (if any)	0%
3	Podiums(if any)	NA
4	Plinth	0%
5	Stilt Floor	0%
6	8 number of Slabs of Super Structure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8	Sanitary Fittings within the Flat/Premises,	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level, 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, 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 specifications in Agreement of Sale. Any Other Activities	0%

TABLE-B

Common Areas (Internal & External Development Works) in Respect of the entire Registered Phase

Sr.No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Actual Work done(As on date of the Certificate)	Details
1.	Internal Roads & Footpaths	No	N.A	
2.	Water Supply	Yes	0.00%	As per MCGM Norms
3.	Sewerage(chamber, lines, Septic Tank, STP)	Yes	0.00%	As per MCGM Norms
4.	Storm Water Drains	Yes	0.00%	As per MCGM Norms
5.	Landscaping & Tree Planting	Yes	0.00%	As per MCGM Norms
6.	Street Lighting	No	N.A	
7.	Community Buildings	No	N.A	
8.	Treatment and disposal of sewage and sullage water	No	N.A	
9.	Solid Waste management & Disposal	Yes	0.00%	As per MCGM Norms
10.	Water conservation, Rain water harvesting	Yes	0.00%	As per MCGM Norms
11.	Energy management	No	N.A	
12.	Fire protection and fire safety requirements	Yes	0.00%	As per MCGM Norms
13.	Electrical meter room, sub-station, receiving station	Yes	0.00%	As per MCGM Norms
14.	Others (Option to Add more)	No	N.A	

Thanking you.

Yours faithfully,

For,
PAGNIS & PAGNIS,

RAJENDRA PAGNIS,
(Architect).
License No.: CA/91/14083.