

Annexure A

**FORM 1**

[see Regulation 3]

**ARCHITECT'S CERTIFICATE**

Date: 26.06.2024

To

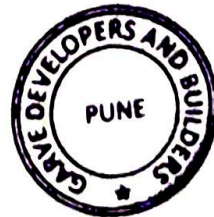
The Mrs. Bebibai Manohar Mankar and Others  
Through PAH M/s Garve Developers and  
Builders through Its Partner's  
Mr.Akshay Rajesh Garve and Others

**Subject: Certificate of Percentage of Completion of Construction Work of  
"Akshara Grandeur" having MahaRERA Registration Number P52100056316  
being developed by Mrs. Bebibai Manohar Mankar and Others Through PAH M/s  
Garve Developers and Builders Through Its Partner's Mr.Akshay Rajesh Garve  
And Others**

Sir,

I Shekhar Ashok Nahar have undertaken assignment as Architect/Licensed Surveyor of  
certifying Percentage of Completion of Construction Work of  
"Akshara Grandeur" having MahaRERA Registration Number P52100056316, being  
developed by Mrs. Bebibai Manohar Mankar and Others Through PAH M/s Garve  
Developers and Builders Through Its Partner's Mr.Akshay Rajesh Garve And Others

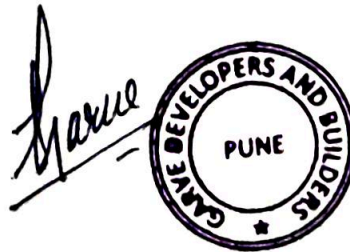
Based on Site Inspection, with respect to Layout / each of the Building/ Wing of the  
aforesaid Real Estate Project, I certify that as on the date of this certificate, the  
Percentage of Work done for each of the building/Wing of the Real Estate Project  
under MahaRERA is as per Table-A herein below. The percentage of the work  
executed with respect to each of the activity of the entire phase is detailed in Table B.



**Table A**

'A' Building A1 Wing Number (to be prepared separately for each Layout/  
Building /Wing of the Project)

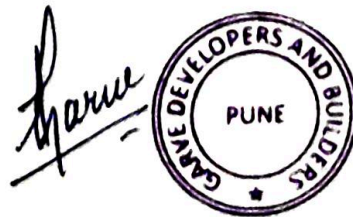
| Sr. No. | Task/ Activity                                                                                                                                                                                                                                                                                                                                                                                                                                             | Percentage of<br>Actual work done<br>(As on date of<br>Certificate) |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0%                                                                  |
| 2       | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0%                                                                  |
| 3       | 2 Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0%                                                                  |
| 4       | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0%                                                                  |
| 5       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 6       | 24 Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 7       | Internal walls, Internal plaster, Floorings, Doors &<br>Windows within Flats/premises                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                                  |
| 8       | Sanitary Fittings within the Flat /premises                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 9       | Staircases, Lifts, Wells & Lobbies at each floor level,<br>Overhead and Underground water tanks                                                                                                                                                                                                                                                                                                                                                            | 0%                                                                  |
| 10      | External plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing                                                                                                                                                                                                                                                                                                                                    | 0%                                                                  |
| 11      | Installation of lifts, water pumps, Firefighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings, mechanical<br>equipment, compliance to condition of environment/CRZ<br>NOC, finishing of entrance lobby/s, plinth, protection,<br>paving of areas appurtenant to building/wing, Compound<br>wall and all other requirements as may be required to<br>complete project as per specifications in agreement of<br>Sale. Any other activities. | 0%                                                                  |



**Table A**

'A' Building A2 Wing Number (to be prepared separately for each Layout/  
Building /Wing of the Project)

| Sr. No. | Task/ Activity                                                                                                                                                                                                                                                                                                                                                                                                                                             | Percentage of<br>Actual work done<br>(As on date of<br>Certificate) |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0%                                                                  |
| 2       | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0%                                                                  |
| 3       | 2 Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0%                                                                  |
| 4       | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0%                                                                  |
| 5       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 6       | 24 Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 7       | Internal walls, Internal plaster, Floorings, Doors &<br>Windows within Flats/premises                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                                  |
| 8       | Sanitary Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                                                                                                 | 0%                                                                  |
| 9       | Staircases, Lifts, Wells & Lobbies at each floor level,<br>Overhead and Underground water tanks                                                                                                                                                                                                                                                                                                                                                            | 0%                                                                  |
| 10      | External plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing                                                                                                                                                                                                                                                                                                                                    | 0%                                                                  |
| 11      | Installation of lifts, water pumps, Firefighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings, mechanical<br>equipment, compliance to condition of environment/CRZ<br>NOC, finishing of entrance lobby/s, plinth, protection,<br>paving of areas appurtenant to building/wing, Compound<br>wall and all other requirements as may be required to<br>complete project as per specifications in agreement of<br>Sale. Any other activities. | 0%                                                                  |





**Table A**

'A' Building A3 Wing Number (to be prepared separately for each Layout/  
Building /Wing of the Project)

| Sr. No. | Task/ Activity                                                                                                                                                                                                                                                                                                                                                                                                                                             | Percentage of<br>Actual work done<br>(As on date of<br>Certificate) |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1       | Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0%                                                                  |
| 2       | Basements (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0%                                                                  |
| 3       | 2 Podiums (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0%                                                                  |
| 4       | Plinth                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0%                                                                  |
| 5       | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 6       | 24 Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                                                                | 0%                                                                  |
| 7       | Internal walls, Internal plaster, Floorings, Doors &<br>Windows within Flats/premises                                                                                                                                                                                                                                                                                                                                                                      | 0%                                                                  |
| 8       | Sanitary Fittings within the Flat/premises                                                                                                                                                                                                                                                                                                                                                                                                                 | 0%                                                                  |
| 9       | Staircases, Lifts, Wells & Lobbies at each floor level,<br>Overhead and Underground water tanks                                                                                                                                                                                                                                                                                                                                                            | 0%                                                                  |
| 10      | External plumbing and external plaster, elevation,<br>completion of terraces with waterproofing of the<br>Building/Wing                                                                                                                                                                                                                                                                                                                                    | 0%                                                                  |
| 11      | Installation of lifts, water pumps, Firefighting Fittings and<br>Equipment as per CFO NOC, Electrical fittings, mechanical<br>equipment, compliance to condition of environment/CRZ<br>NOC, finishing of entrance lobby/s, plinth, protection,<br>paving of areas appurtenant to building/wing, Compound<br>wall and all other requirements as may be required to<br>complete project as per specifications in agreement of<br>Sale. Any other activities. | 0%                                                                  |

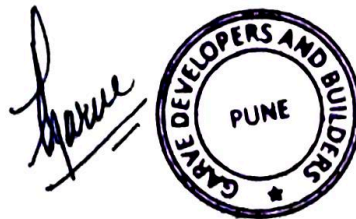


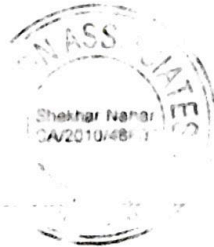
TABLE-B

**Common Areas (Internal & External Development Works) in respect of the  
Registered Phase/ Project Number**

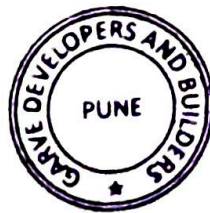
| Sr. No. | Common Areas & Facilities                             | Proposed (Yes/No) | Percentage of Actual Work Done (As on date of Certificate) | Details                       |
|---------|-------------------------------------------------------|-------------------|------------------------------------------------------------|-------------------------------|
| 1       | Internal Roads & Footpaths                            | No                | 0%                                                         | NA                            |
| 2       | Water Supply                                          | Yes               | 0%                                                         | Municipal Water Supply        |
| 3       | Sewerage (Chamber lines, Septic Tanks, STP)           | Yes               | 0%                                                         | As per municipal drainage NOC |
| 4       | Storm Water Drains                                    | Yes               | 0%                                                         | As Per PCMC Rules             |
| 5       | Landscaping & Tree Planting                           | Yes               | 0%                                                         | AS PER Municipal GARDEN RULES |
| 6       | Street Lighting                                       | Yes               | 0%                                                         | NA                            |
| 7       | Community Buildings                                   | No                | 0%                                                         | NA                            |
| 8       | Treatment & Disposal of Sewerage & Sullage water      | Yes               | 0%                                                         | As Per drainage NOC (PCMC)    |
| 9       | Solid waste management & disposal                     | Yes               | 0%                                                         | As Per drainage NOC (PCMC)    |
| 10      | Water conservation/ Rain water harvesting             | Yes               | 0%                                                         | As Per PCMC Rules             |
| 11      | Energy management                                     | Yes               | 0%                                                         | NA                            |
| 12      | Fire Protection & Fire safety requirements            | Yes               | 0%                                                         | As Per Fire NOC (PCMC)        |
| 13      | Electrical meter room, sub-station, receiving station | Yes               | 0%                                                         |                               |
| 14      | Others (option to add more)                           |                   |                                                            |                               |

Yours Faithfully,

*ANAHAR*  
AR SHEKHAR ASHOK NAHAR  
License No - CA/2010/48607



Agreed & Accepted by  
Signature of Promoter  
Name:  
Date:



*Harve*