

Ar. PANKAJ BIYANI

A/203, Green View, Sethia Complex, Motilal Nagar -2, Off. M.G. Road, Goregaon (W),
Mumbai 400 104

FORM 1 [see Regulation 3]

ARCHITECT CERTIFICATE

Date : 31/12/2021

To

Sethia Infrastructure Pvt. Ltd.
701, Center Plaza,
Shivaji Chowk, Daftary Road,
Malad (East),
Mumbai – 400 097

Subject: Certificate of Percentage of Completion of Construction Work of Sethia Darshan of Final Plot No. 21 of TPS Malad-1 comprising of CTS No.524, 524/1 to 14 of Village-Kurar, and CTS Nos. 358, 358/1 to 11 of Village Malad (East) and Taluka Borivali Mumbai – 400 097 demarcated by its boundaries longitude 72°51'11.12"E and latitude 19°11'17.27"N , By FP No. 20 to the West , By FP No. 25, 26 and 24 to the East , By FP No. 22A and 24A to the South, By 18.30 mtr. Wide D.P. Road to the North of Division Kokan, village Malad (E) taluka Borivali District Mumbai Suburban PIN 400 097 admeasuring 1447.32 sq.mts.area being developed by Sethia Infrastructure Pvt. Ltd.

Sir,

I Pankaj Biyani have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of Sethia Darshan of Final Plot No. 21 of TPS Malad-1 comprising of CTS No.524, 524/1 to 14 of Village-Kurar, and CTS Nos. 358, 358/1 to 11 of Village Malad (East) and Taluka Borivali Mumbai – 400 097 admeasuring 1447.32 sq.mts. area being developed by Sethia Infrastructure Pvt. Ltd..

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Pankaj Biyani as Architect ;
- (ii) Shri Haresh Patel as Structural Consultant
- (iii) M/s Noesis Project Consultant as MEP Consultant
- (iv) Shri Santosh Bore 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 to be registered 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.



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Table A

Building called Sethia Aashray

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and 1 Plinth	0%
3	0 number of Podiums	NA
4	Ground Floor	50%
5	23 number of Slabs of Super Structure	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10%
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 Staircases and Lifts, Overhead and Underground Water Tanks	50%
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%

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TABLE-B

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

S.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No		NA
2.	Water Supply	Yes		YET TO START
3.	Sewarage (chamber, lines, Septic Tank, STP)	Yes		YET TO START
4.	Storm Water Drains	Yes		YET TO START
5.	Landscaping & Tree Planting	Yes		NA
6.	Street Lighting	No		NA
7.	Community Buildings	No		NA
8.	Treatment and disposal of sewage and sullage water	No		NA
9.	Solid Waste management & Disposal	No		NA
10.	Water conservation, Rain water harvesting	Yes		YET TO START
11.	Energy management	No		NA
12.	Fire protection and fire safety requirements	Yes		YET TO START
13.	Electric meter room, sub -station, receiving station	Yes		YET TO START
14.	Fitness Center	Yes		YET TO START

Yours Faithfully ,



Ar. Pankaj Biyani
CA/2006/37998

